

Ways & Means Committee Regular Meeting Minutes

DATE & TIME: June 21, 2022 – 5:15 PM
LOCATION: KL Binder Library, 6th Floor, COB
PRESIDING OFFICER: Chairman Gavaris
LEGISLATIVE STAFF: Natalie Kelder, Legislative Financial Analyst
PRESENT: Legislators Cahill, Fabiano, Ronk, & Walter
ABSENT: None
QUORUM PRESENT: Yes

OTHER ATTENDEES: Legislators Erner, Hansut, Heppner, Litts, Nolan, Petit, & Uchitelle, Deputy County Executives Contreras, Kelly & Rider, Comptroller Gallagher & Alicia DeMarco – UC Comptroller’s Office, Commissioner McDonald – UC Mental Health, Director Erichsen, Michael Gaffney, Steven Peterson - UC Emergency Services, Tamara Murray & Tom Smiley – Ulster County Lodging Coalition, John Montagne – GPI, Rick Alfandre – Alfandre Architecture

Chairman Gavaris called the meeting to order at 5:15 PM

Resolutions for the June 21, 2022 Session of the Legislature

Resolution No. 11: Requesting Enactment Of A Senate Bill And Assembly Bill In The New York State Legislature For A Special Law In Relation To The Hotel And Motel Room Occupancy Tax Rates In Ulster County

Resolution Summary: This Resolution requests the enactment of a Senate and Assembly Bill in the New York State Legislature to increase the Hotel & Motel Occupancy Tax to 4% and the Short-Term Rental Tax to 8%.

Motion No. 1: **MOTION TO POSTPONE Resolution No. 11**
Motion By: Legislator Ronk
Motion Seconded By: Legislator Walter

Discussion: None

Voting In Favor: Legislators Cahill, Fabiano, Gavaris, Ronk & Walter
Voting Against: None
Votes in Favor: 5
Votes Against: 0
Disposition: **Resolution POSTPONED**

Resolution No. 168: Authorizing A One-Time Reimbursement To Ulster County 2021 Real Property Taxpayers

Resolution Summary: This Resolution authorizes a one-time reimbursement to the Ulster County 2021 Real Property Taxpayers in a total amount of \$34,312,169.

Motion No. 2: MOTION TO POSTPONE Resolution No. 168

Motion By: Legislator Ronk

Motion Seconded By: Legislator Walter

Discussion: None

Voting In Favor: Legislators Cahill, Fabiano, Gavaris, Ronk & Walter

Voting Against: None

Votes in Favor: 5

Votes Against: 0

Disposition: **Resolution POSTPONED**

Resolution No. 290: Amending The County Budget To Include Federal Aid Funding To Implement The Mental Health In Schools Program – Department Of Mental Health

Resolution Summary: This Resolution amends the Ulster County budget to include \$750,000 in American Rescue Plan funds to implement the Mental Health in Schools program.

Motion No. 3: MOTION TO APPROVE Resolution No. 290

Motion By: Legislator Ronk

Motion Seconded By: Legislator Walter

Discussion: Legislator Walter stated that her previous concerns have been alleviated and she is now comfortable with the outsourcing of this service for the time being as it will take time before it can be brought in-house. Legislator Walter expressed concern with the salary levels and if it would be possible to hire the required number of individuals to serve the school districts.

Legislator Ronk noted that he would reluctantly support this Resolution and he feels strongly that this is a school district function, and the schools receive more in taxpayer money than the county does, adding that he would not support this as a county function in the Ulster County Budget.

Chairman Gavaris also noted that school districts cross county lines and this is being funded by the county, thus supporting students in other counties with Ulster County funds. Chairman Gavaris also wanted to ensure that this is additional resources for the school and not taking the place of current services.

Legislator Walter noted that these are bridge services that are currently not being done by the schools. Legislator Walter also clarified that these funds are to cover the students through the end of 2023 and not just the 2022-2023 school year.

Voting In Favor: Legislators Cahill, Fabiano, Gavaris, Ronk & Walter

Voting Against: None

Votes in Favor: 5

Votes Against: 0

Disposition: **Resolution ADOPTED**

Resolution No. 291: Amending The County Budget To Use Opioid Settlement Funding To Implement The Mental Health In Schools Program – Department Of Mental Health

Resolution Summary: This Resolution amends the Ulster County budget to use opioid settlement funding to implement the Mental Health in Schools program.

Motion No. 4: **MOTION TO APPROVE Resolution No. 291**

Motion By: Legislator Walter

Motion Seconded By: Legislator Fabiano

Discussion: Legislator Walter questioned if the opioid settlement money would continue in future years. Deputy Executive Contreras stated that it was \$1.6 million in the next year and the county will continue to receive a small amount annually for the next 18 years.

Voting In Favor: Legislators Cahill, Fabiano, Gavaris, Ronk & Walter

Voting Against: None

Votes in Favor: 5

Votes Against: 0

Disposition: **Resolution ADOPTED**

Resolution No. 293: Establishing And Reporting The Standard Work Day For Elected And Appointed Officials

Resolution Summary: This Resolution establishes and reports the Standard Workday for Legislators Levine and Maloney.

Motion No. 5: **MOTION TO AMEND Resolution No. 293**

Motion By: Legislator Ronk

Motion Seconded By: Legislator Fabiano

Discussion: None

Voting In Favor: Legislators Cahill, Fabiano, Gavaris, Ronk & Walter

Voting Against: None

Votes in Favor: 5

Votes Against: 0

Disposition: **Resolution AMENDED**

Motion No. 6: **MOTION TO APPROVE Resolution No. 293 AS AMENDED**

Motion By: Legislator Ronk

Motion Seconded By: Legislator Fabiano

Discussion: None

Voting In Favor: Legislators Cahill, Fabiano, Gavaris, Ronk, & Walter

Voting Against: None

Votes in Favor: 5

Votes Against: 0
Disposition: **Resolution ADOPTED AS AMENDED**

Resolution No. 309: Amending Capital Project 607- Government Operations Center And Authorizing The Acquisition Of Real Property Located At Paradies Lane In The Town Of New Paltz For Purpose Of Siting A Government Operations Center And Authorizing The Chair Of The Ulster County Legislature To Execute Any And All Documents Required For Said Acquisition – Department Of Public Works (Buildings And Grounds)

Resolution Summary: This Resolution amends Capital Project No. 607, Government Operations Center and authorizes the acquisition of real property at Paradies Lane and authorizes the Chair of the Ulster County Legislature to execute any documents related to the acquisition.

Motion No. 7: **MOTION TO POSTPONE Resolution No. 309**
Motion By: Legislator Cahill
Motion Seconded By: Legislator Walter

Discussion: John Montagne from GPI discussed the history and criteria of the site selection process that ultimately recommended the Paradies Lane in the Town of New Paltz for the location of the Government Operations Center. John Montagne also explained the differences between constructing a new building versus ‘hardening’ a current structure. Some of the benefits of the Paradies Lane site includes the potential to have municipal water, proximity to 911 trunk lines, proximity to the New York State Thruway, ability to collocate and expand in the future. The Paradies Lane site has 20 - 22 acres that are suitable for development after the county utilizes the 6 acres necessary for the government operations building.

Legislator Cahill questioned the scoring criterion and if the new owner of Tech City was approached and how the property was considered while not on the market. Legislator Cahill also stated the importance of seeing the results of the second appraisal prior to voting.

Legislator Walter noted how close the top scoring locations were from each other and asked about the specifics behind the utilities score. Legislator Walter also confirmed the potential for housing on the remaining acres of the Paradies Lane site. Legislator Walter questioned if the seller would be interested in selling only a portion of the land necessary to build the government operations center and Deputy Executive Rider explained that the seller is willing, but it will be at a premium. Legislator Walter suggested getting the 6-acre portion alone appraised.

Legislator Ronk expressed that it is beneficial to own the whole property so the county can be in control of what happens on the other parcel. Legislator Ronk also sympathized with the seller and noted that it is a benefit to the seller to sell the land as one parcel. Legislator Ronk noted the importance of this project and the impact that it will have on the constituents of Ulster County.

Discussion ensued on the various criterion that were utilized as well as the other high scoring potential locations.

Voting In Favor: Legislators Cahill, Fabiano, Gavaris & Walter
Voting Against: Legislator Ronk
Votes in Favor: 4
Votes Against: 1
Disposition: **Resolution POSTPONED**

Resolution No. 310: Authorizing The Acquisition Of Parcels Of Land For A New Multi-Use Government Operations Center, In And For The County Of Ulster, New York, At A Maximum Estimated Cost Of \$3,750,000, And Authorizing The Issuance Of \$3,750,000 Bonds Of Said County To Pay The Cost Thereof

Resolution Summary: This Resolution authorizes \$3,750,000 in bonds for the acquisition of parcels of land for a new multi-use government operations center at Paradies Lane in the Town of New Paltz.

Motion No. 8: **MOTION TO POSTPONE Resolution No. 310**
Motion By: Legislator Ronk
Motion Seconded By: Legislator Fabiano

Discussion: None

Voting In Favor: Legislators Cahill, Fabiano, Gavaris, Ronk, & Walter
Voting Against: None
Votes in Favor: 5
Votes Against: 0
Disposition: **Resolution POSTPONED**

Resolution No. 318: Authorizing Design And Engineering Expenses For The Boiceville Substation Building Improvements, In And For The County Of Ulster, New York, At A Maximum Estimated Cost Of \$27,000.00, And Authorizing The Issuance Of \$27,000.00 Bonds Of Said County To Pay The Cost Thereof

Resolution Summary: This Resolution authorizes \$27,000 bonds for design and engineering expense at the Boiceville Substation, Capital Project No. 628.

Motion No. 9: **MOTION TO APPROVE RESOLUTION NO. 318**
Motion By: Legislator Ronk
Motion Seconded By: Legislator Walter

Discussion: None

Voting In Favor: Legislators Cahill, Fabiano, Gavaris, Ronk, & Walter
Voting Against: None
Votes in Favor: 5
Votes Against: 0
Disposition: **Resolution Adopted**

Resolution No. 320: Authorizing The Replacement Superstructure For Various Bridges, In And For The County Of Ulster, New York, At A Maximum Estimated Cost Of \$744,100.00, And Authorizing The Issuance Of \$744,100.00 Bonds Of Said County To Pay The Cost Thereof

Resolution Summary: This Resolution authorizes \$744,100 in bonds for the superstructure repairs for various bridges, Capital Project No. 584.

Resolution No. 325: Authorizing The Construction Of Improvements To Creekside Drive In The Town Of Shandaken, In And For The County Of Ulster, New York, At A Maximum Estimated Cost Of \$480,000.00, And Authorizing The Issuance Of \$480,000.00 Bonds Of Said County To Pay The Cost Thereof

Resolution Summary: This Resolution authorizes \$480,000 in Bonds for improves to Creekside Drive in the Town of Shandaken, Capital Project No. 637.

Resolution No. 327: Authorizing DPW Salt Storage Building Fabric Replacement, In And For The County Of Ulster, New York, At A Maximum Estimated Cost \$296,415.00, And Authorizing The Issuance Of \$296,415.00 Bonds O Said County To Pay The Cost Thereof

Resolution Summary: This Resolution authorizes \$296,415 in Bonds for the DPW Salt Storage Building Fabric Replacement, Capital Project No. 636.

Motion No. 10: **MOTION TO BLOCK Resolution Nos. 320, 325, 327**
Motion By: Legislator Ronk
Motion Seconded By: Legislator Walter

Discussion: None

Voting In Favor: Legislators Cahill, Fabiano, Gavaris, Ronk, & Walter
Voting Against: None
Votes in Favor: 5
Votes Against: 0
Disposition: **Resolutions Blocked**

Motion No. 11: **MOTION TO APPROVE Resolution Nos. 320, 325, 327**
Motion By: Legislator Ronk
Motion Seconded By: Legislator Walter

Discussion: None

Voting In Favor: Legislators Cahill, Fabiano, Gavaris, Ronk, & Walter
Voting Against: None
Votes in Favor: 5
Votes Against: 0
Disposition: **Resolutions Adopted**

Chairman Gavaris asked if there was any old or new business, and hearing none;

Adjournment

Motion Made By: Legislator Ronk
Motion Seconded By: Legislator Walter

No. of Votes in Favor: 5
No. of Votes Against: 0

TIME: 6:46 PM

Respectfully submitted: Natalie Kelder
Minutes Approved: July 12, 2022



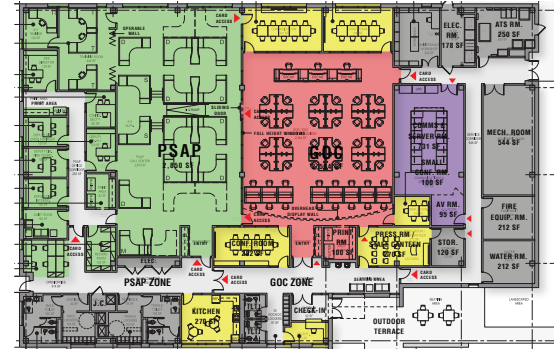
ULSTER COUNTY GOVERNMENT OPERATIONS CENTER

MAY 25, 2022 BRIEFING SITE SELECTION

1.0 SITE SELECTION PROCESS



SCHEMATIC DESIGNS



2.0 SITE EVALUATIONS

LOCATION	Safety	Environmental Screening	Utilities	Site Characteristics	Lot Configuration	Accessibility	Availability	Score	Site Development Costs
Site 10-Paradise Lane	3.5	3.3	3.3	3.6	4.0	4.0	2.3	24.0	\$1,765,316
Site 1-Golden Hill Adaptive Reuse	3.7	3.5	3.1	2.4	2.7	3.5	4.0	23.9	\$1,392,190
Site 3-Carmen School	3.5	3.3	2.9	3.7	4.0	4.0	2.0	23.4	\$1,496,444
Site 1-Golden Hill 1.1B & 1C	3.7	3.1	3.4	3.4	2.8	3.5	4.0	23.3	\$1,821,658
Site 2-Tech City West	3.4	2.8	3.0	3.4	4.0	4.0	2.0	23.0	\$1,898,604
Site 7-125-155 Rt. 32 Blvd	3.7	2.8	2.6	3.3	4.0	4.0	2.3	22.7	\$1,965,480
Site 5-Lawton Park	2.7	2.0	2.6	3.3	4.0	3.5	2.0	22.1	\$1,972,164
Site 4-Kingston Business Park	3.5	3.0	2.7	3.3	4.0	3.5	2.0	22.0	\$1,884,804
Site 6-Tech City East	2.8	2.2	2.6	3.4	4.0	4.0	1.0	21.6	N/A
Site 9-Frank Sottile Blvd	3.7	2.8	2.9	3.1	2.7	4.0	2.3	21.5	N/A
Site 8-420-444 Rt. 32 Blvd	3.7	2.8	2.0	3.0	4.0	3.5	2.3	21.3	N/A
Score Legend									
No Limitations									
Minor Limitations-avoidance possible - no mitigation									
Medium Limitations-some mitigation necessary									
Large Limitations - can be mitigated									
Severe Limitations-cannot be mitigated									

COST ESTIMATES

	U.C. Original BUDGET 1 story bldg. 11,300 SF footprint / gross	Site 1 GOLDEN HILL Reuse of existing office building
Site / Utilities (per GPI) *	N/A	\$2,219,447 *
Construction	\$13,000,000	\$18,949,236 *
FF & E		\$300,000 *
TOTAL ROUGH ESTIMATE	\$13,000,000	\$21,468,683

PROGRAMMATIC REQUIREMENTS

PROGRAMMED SPACE	OCC	source	SF
Communications and Server room		RFP	1,050
PSAP - 911 Center	13	RFP	2,650
PSAP (additional)	2	UC +	
Office: Director Emergency Services	1	RFP	120
Office: Confidential Secretary	1	RFP	100
Office: Deputy Director 911	1	RFP	120
Office: Deputy Dir. Interoperability	1	RFP	120
Office: Deputy Dir. Emergency Manager	1	RFP	120
Office: Deputy Dir. Fire Coord.	1	RFP	120
Office: 911 Supervisors	2	RFP	100
Office: 911 Training Officer	1	RFP	100
Office: EMS Coordinator	1	RFP	100
Training room	3	RFP	300

PROS AND CONS

Golden Hill PROS	Golden Hill CONS
1. Ownership. County already owns.	1. Connections. Does not have redundancy in telecommunications or electric service. Cost prohibitive to make for redundancy.
2. Use. No change in use of the area.	2. Purchase. Likely need to purchase another building for relocated Health Department.
3. Communications. Tower is located on site.	3. Future-proof. Not much room for further expansion.
4. Layout. Both PSAP and EOC fit on 2nd floor. Can accommodate Information Services on 1st floor	4. Layout. Existing structural grid will make for line-of-sight obstructions for PSAP and EOC.
5. Location. More "centrally" located within the County and closer to other County sites.	5. Structure. Structural improvements anticipated to address the greater Importance Factor.
6. Location. Opportunity for Health Department to be relocated to a public-facing site.	6. Development. No option for housing
	7. Congestion. Golden Hill is growing significantly.
	8. Sustainability. May not be able to reach net zero goals.
	9. Duration. Will expand the timeline.
	10. Access. One way in / one way out for site.
	11. Construction logistics. Current Emergency Services facility across parking lot will create logistical issues during construction.

Ulster County Government Operation Center Initial Site Screening Characteristics

Location & Access:

- Between NYS Rt. 209/199 on the North and NYS Rt. 299 on the South
- NYS Rt. 209 on the West and NYS Rt. 9W on the South
- Access from major collector - site access unconstrained

Size: Minimum 5 acres - no maximum

Infrastructure: Preference: municipal water and sewer, access to public infrastructure, good soils/water supply - Need telecommunication and electric access.

Ownership: Preference order: public/non-profit, private for sale, private

Land Use: Compatible with zoning, buffered from neighborhoods, can isolate site from surrounding activities

Environmental: Wetlands, poor soils, slope, habitat cores, other environmental issues

APPENDIX B

Combined 911 Center, Emergency Operations Center and Critical Information Service Functions Estimates based on Traditional Office Layout (not preferred)

Line	Space	Square Feet	Description
1	PSAP - 911 Center	2,650	12 stations + 3 expansion 150SF per + table space
2	EOC Operations Center	2,500	35 person @50SF each + Coordinators & Storage Incorporates Government Operations
3	9 Offices to include Director, Confidential Secretary, Deputy Director 911, Deputy Director Interoperability, Deputy Director Emergency Manager, Deputy Director Fire Coord, EMS Coord, 911 Supervisor's, 911 Training Officer	1,000	5 private offices @120 SF, 1 private & 3 open offices @ 100SF includes files
4	Two conference rooms	500	seat 10 - 250SF each
5	Communications and Server room	1,050	IS and E911 area partitioned
6	Training room	300	
7	Kitchen	250	includes eating area
8	Women's locker room, bathroom & shower	220	10 person@ 25 SF/Person+bath
9	Men's locker room, bathroom & shower	220	10 person @25 SF/Person+bath
10	AV room	100	
11	File room	-	Incorporate into hallways/EOC and EC space
12	Supply room	100	
13	Delivery area	-	in mech and circulation area
14	Multiple Storage closets	150	
15	Net Square Ft	9,040	
16	Mech and Circulation @25% of total	2,260	
17	Total	11,300	

1.0 INITIAL SITE CONSIDERATIONS

GOLDEN HILL

TECH CITY WEST

COLEMAN SCHOOL

KINGSTON BUSINESS PARK

LAWTON PARK

TECH CITY EAST

123-155 ROUTE 32

420-444 ROUTE 32

FRANK SOTTILE BLVD

PARADIES LANE

2.0 SITE CRITERIA

SAFETY

ENVIRONMENTAL SCREENING

UTILITIES

SITE CHARACTERISTICS

LOT CONFIGURATION

ACCESSIBILITY

AVAILABILITY

Safety <i>(Initial factors to be avoided.)</i>
Adjacent to or near roadways with a high volume of traffic
Within 1,500 feet of railroad tracks.
FAA restrictions - Within two miles of an airport runway
Close to high-voltage power lines
Close to high-pressure lines, for example natural gas, large petroleum bulk storage
Contaminants/toxics in the soil or groundwater, such as from landfills, dumps, chemical Spills
Other-(Specify)

Environmental Screening	
State & Federal Database Review Hazardous Materials	
State Historic Preservation Office Screening	
ETR Species Screening	
Potential for Radon	
Other-(Specify)	

Utilities	
Broadband-High Speed Internet - Fiber-Availability and Capacity	
Public Water-Availability and Capacity	
Public Sewer-Availability and Capacity	
Natural Gas-Availability and Capacity	
Electrical Power - 3-Phase, Redundant Distribution Source	
Percolation for Septic System and Drainage -Adequate Water Table Level	
Well Yield and Water Quality History	
Other-(Specify)	

Site characteristics	
Surrounding Land use Compatibility	
Dominant Soils	
Bedrock, Depth and Type	
State(local) Regulated Wetlands	
Federal Regulated Wetlands	
Depth to Seasonal High Groundwater	
Floodplain Conditions	
Prime Agriculture Soils	
Principal or Sole Source Aquifer	
Other-(Specify)	

Lot Configuration - Size and Shape
Net acreage meets Minimum or can be subdivided as needed
Length-to-width ratio does not exceed 2:1.
Sufficient for potential for expansion for future needs
Other-(Specify)

Accessibility
Access and dispersal roads
Natural obstacles such as grades or gullies
Other-(Specify)

Availability
Currently County Owned
On the market for sale
Title clearance
Other-(Specify)

SITE 1 (GOLDEN HILL - NEW 2-1/2 STY BLDG)

Site Selection Criteria-Site #1				
Site Identification: Golden Hill	County Owned:	Yes	If not Current Owner: n/a	
Location: 239 Golden Hill Dr, Kingston, NY 12401	Gross Acres:	41	Estimated Value: LAND ASSESSMENT - \$874,000 (2021); TOTAL ASSESSMENT - \$14,357,000 (2021); FULL MARKET VALUE - \$17,724,691 (2021)	
Safety (Initial factors to be avoided.)		3.7	Score	Opportunities
Adjacent to or near roadways with a high volume of traffic		3	NY32 (Boulevard) AADT is 7077 vehicles daily	Potential Constraints
Within 1,500 feet of railroad tracks.		4	3328 ft	No data on Golden Hill Dr.
FAA restrictions - Within two miles of an airport runway		4	5+ mi	
Close to high-voltage power lines		4		
Close to high-pressure lines, for example natural gas, large petroleum bulk storage		3		
Contaminants/toxics in the soil or groundwater, such as from landfills, dumps, chemical Spills		4		Data not available for gas piping
Other-(Specify)				Gas available per Cen Hud regional map
Environmental Screening		3.3		
State & Federal Database Review Hazardous Materials		4		1.15 mi away
State Historic Preservation Office Screening		3		SHPO Coordination required
ETR Species Screening		3		Identified multiple species (Fed+State)
Potential for Radon		3		Ulster County in Zone 1
Other-(Specify)				Environmental justice area
Utilities		3.3		
Broadband-High Speed Internet - Fiber-Availability and Capacity		2	1000 mbps available	Direct Mapping not available
Public Water-Availability and Capacity		4	Previously developed site	Capacity not available at this time
Public Sewer-Availability and Capacity		4	Previously developed site	Capacity not available at this time
Natural Gas-Availability and Capacity		4	Gas available per Cen Hud regional map	
Electrical Power - 3-Phase, Redundant Distribution Source		4		
Percolation for Septic System and Drainage - Adequate Water Table Level		2	Deep water table	C&D type soils onsite
Well Yield and Water Quality History		3		No aquifer to pull from
Other-(Specify)				Public water
Site characteristics		3.4		
Surrounding Land use Compatibility		4	Existing County buildings	Separated from nearby residential
Dominant Soils		2		C&D type soils onsite
Bedrock, Depth and Type		2		Shallow bedrock (lithic)
State(local) Regulated Wetlands		4		
Federal Regulated Wetlands		4		
Depth to Seasonal High Groundwater		3		
Floodplain Conditions		4		
Prime Agriculture Soils		4		
Principal or Sole Source Aquifer		4		
Other-(Specify)				
Lot Configuration - Size and Shape		2.0		
Net acreage meets Minimum or can be subdivided as needed		2		
Length-to-width ratio does not exceed 2:1.		2		Protected walls
Sufficient for potential for expansion for future needs		2	Lot built out with first Phase unless 2 story	With added site cost
Other-(Specify)			Uses planned for other site area	No land remains- space reallocation in existing bldg allows expansion
Accessibility		3.5		
Access and dispersal roads		4		Congested area
Natural obstacles such as grades or gullies		3		Hilly Site
Other-(Specify)				Grading and potentially Retaining Walls
Availability		4.0		
Currently County Owned		4		
On the market for sale		4		
Title clearance		4		
Other-(Specify)				
Property Total Score		117		
Comments: Lot is County owned. It has limited expansion capabilities once the Bus Garage and this facility are constructed but the existing building is under-utilized lending potential for adaptive reuse in the future.				
Score Legend				
No Limitations	4			
Minor Limitations-avoidance possible - no mitigation	3			
Medium Limitations-some mitigation necessary	2			
Large Limitations - can be mitigated	1			
Severe Limitations-cannot be mitigated	0			



SITE 1 (GOLDEN HILL - ADAPTIVE REUSE OF HEALTH BLDG)

Site Selection Criteria-Site #1-Adaptive Reuse				
Site Identification: Golden Hill-Adaptive Reuse	County Owned:	Yes	If not Current Owner: n/a	
Location: 239 Golden Hill Dr, Kingston, NY 12401	Gross Acres:	41	Estimated Value: LAND ASSESSMENT - \$874,000 (2021); TOTAL ASSESSMENT - \$14,357,000 (2021); FULL MARKET VALUE - \$17,724,691 (2021)	
	Score	Opportunities	Potential Constraints	Ability to Mitigate
Safety (Initial factors to be avoided.)	3.7			
Adjacent to or near roadways with a high volume of traffic	3	NY32 (Boulevard) AADT is 7077 vehicles daily	No data on Golden Hill Dr.	
Within 1,500 feet of railroad tracks.	4	3328 ft		
FAA restrictions - Within two miles of an airport runway	4	5+ mi		
Close to high-voltage power lines	4			
Close to high-pressure lines, for example natural gas, large petroleum bulk storage	3		Data not available for gas piping	Gas available per Cen Hud regional map
Contaminants/toxics in the soil or groundwater, such as from landfills, dumps, chemical Spills	4			
Other-(Specify)				
Environmental Screening	3.5			
State & Federal Database Review Hazardous Materials	4			1.15 mi away
State Historic Preservation Office Screening	3		SHPO Coordination required	
ETR Species Screening	4		Identified multiple species (Fed+State)	No new impact areas
Potential for Radon	3		Ulster County in Zone 1	
Other-(Specify)			Environmental justice area	
Utilities	3.1			
Broadband-High Speed Internet - Fiber-Availability and Capacity	2	1000 mbps available	Direct Mapping not available	currently no redundant Verizon 911 Trunk
Public Water-Availability and Capacity	4	Previously developed site	Capacity not available at this time	
Public Sewer-Availability and Capacity	4	Previously developed site	Capacity not available at this time	
Natural Gas-Availability and Capacity	4	Gas available per Cen Hud regional map		
Electrical Power - 3-Phase, Redundant Distribution Source	2			
Percolation for Septic System and Drainage -Adequate Water Table Level	3	Deep water table	C&D type soils onsite	Municipal Utilities-Stormwater some limits
Well Yield and Water Quality History	3		No aquifer to pull from	Public water
Other-(Specify)				
Site characteristics	3.4			
Surrounding Land use Compatibility	4	Existing County buildings		Separated from nearby residential
Dominant Soils	2		C&D type soils onsite	
Bedrock, Depth and Type	2		Shallow bedrock (lithic)	
State(local) Regulated Wetlands	4			
Federal Regulated Wetlands	4			
Depth to Seasonal High Groundwater	3			
Floodplain Conditions	4			
Prime Agriculture Soils	4			
Principal or Sole Source Aquifer	4			
Other-(Specify)				
Lot Configuration - Size and Shape	2.7			
Net acreage meets Minimum or can be subdivided as needed	2			
Length-to-width ratio does not exceed 2:1.	3			Existing build'g has some expansion
Sufficient for potential for expansion for future needs	3		Uses planned for other site area	Existing build'g has some expansion
Other-(Specify)				
Accessibility	3.5			
Access and dispersal roads	3.5		Congested area	
Natural obstacles such as grades or gullies	3.5		Existing building	Existing Building
Other-(Specify)				
Availability	4.0			
Currently County Owned	4			
On the market for sale	4			
Title clearance	4			
Other-(Specify)				
Property Total Score	119			
Comments: Lot is County owned. It has limited expansion capabilities once the Bus Garage and this facility are constructed but the existing building is under-utilized lending potential for adaptive reuse in the future.				
Score Legend				
No Limitations	#			
Minor Limitations-avoidance possible - no	#			
Medium Limitations-some mitigation necessary	#			
Large Limitations - can be mitigated	#			
Severe Limitations-cannot be mitigated	#			



SITE 2 (TECH CITY WEST)

Site Selection Criteria-Site #2																
Site Identification: IBM Campus		County Owned:	NO- IDA	If not Current Owner: Development Alliance Ulster County Economic												
Location: 101 Enterprise Drive		Gross Acres:	24.7 ac	Estimated Value: LAND ASSESSMENT - \$2,000,000 (2021); TOTAL ASSESSMENT - \$12,600,000 (2021); FULL MARKET VALUE - \$19,842,520 (2021)												
			Score	Opportunities	Potential Constraints	Ability to Mitigate										
Safety (Initial factors to be avoided.)			3.2													
Adjacent to or near roadways with a high volume of traffic			4	Good highway access	Enterprise Drive AADT is 10,990 vehicles daily											
Within 1,500 feet of railroad tracks			4	2307 ft												
FAA restrictions - Within two miles of an airport runway			4	2.09 mi												
Close to high-voltage power lines			4													
Close to high-pressure lines, for example natural gas, large petroleum bulk storage			2		data not available for gas mapping. Multiple permitted tanks are onsite, expires 12/09/2021.	Gas available per Cen Hud regional map										
Contaminants/toxics in the soil or groundwater, such as from landfills, dumps, chemical Spills			1		Active contamination site, info and mitigation is available.	Potential to not impact due to plume location.										
Other-(Specify)																
Environmental Screening			2.8													
State & Federal Database Review Hazardous Materials			2		State Superfund Site	Some clean-up may be required										
State Historic Preservation Office Screening			3		SHPO Coordination required											
ETR Species Screening			3		Identified multiple species (Fed+State)	Limited clearing window for tree removal, previously developed site should eliminate most issues.										
Potential for Radon			3		Ulster County in Zone 1											
Other-(Specify)																
Utilities			3.6													
Broadband-High Speed Internet - Fiber-Availability and Capacity			2	1000 mbps available	Direct Mapping not available	currently no redundant Verizon 911 Trunk										
Public Water-Availability and Capacity			4	Previously developed site	Capacity not verified at this time											
Public Sewer-Availability and Capacity			4	Previously developed site	Capacity not verified at this time											
Natural Gas-Availability and Capacity			4			Gas available per Cen Hud regional map										
Electrical Power - 3-Phase, Redundant Distribution Source			4													
Percolation for Septic System and Drainage - Adequate Water Table Level			3	Deep water table, A type soils (most of site) Good for SWM	Shallow water table noted in portion of site-poor for SWM											
Well Yield and Water Quality History			4			Public water										
Other-(Specify)																
Site characteristics			3.4													
Surrounding Land use Compatibility			4	Redeveloped industrial site												
Dominant Soils			3													
Bedrock, Depth and Type			4													
State(local) Regulated Wetlands			4													
Federal Regulated Wetlands			3													
Depth to Seasonal High Groundwater			3													
Floodplain Conditions			3		nearby floodplain	Development zone can be outside										
Prime Agriculture Soils			3		across street is agricultural district											
Principal or Sole Source Aquifer			4													
Other-(Specify)																
Lot Configuration - Size and Shape			4.0													
Net acreage meets Minimum or can be subdivided as needed			4													
Length-to-width ratio does not exceed 2:1.			4													
Sufficient for potential for expansion for future needs			4													
Other-(Specify)																
Accessibility			4.0													
Access and dispersal roads			4													
Natural obstacles such as grades or gullies			4													
Other-(Specify)																
Availability			2.0													
Currently County Owned			3													
On the market for sale			2													
Title clearance			1													
Other-(Specify)																
Property Total Score			115													
Comments: Lot is not County controlled but has other competing redevelopment proposals under consideration. The lot is also regulated under a Brownfields agreement that might add to redevelopment costs and add time for negotiation.																
Score Legend <table border="1"> <tr> <td>No Limitations</td> <td>4</td> </tr> <tr> <td>Minor Limitations-avoidance possible - no mitigation</td> <td>3</td> </tr> <tr> <td>Medium Limitations-some mitigation necessary</td> <td>2</td> </tr> <tr> <td>Large Limitations - can be mitigated</td> <td>1</td> </tr> <tr> <td>Severe Limitations-cannot be mitigated</td> <td>0</td> </tr> </table>							No Limitations	4	Minor Limitations-avoidance possible - no mitigation	3	Medium Limitations-some mitigation necessary	2	Large Limitations - can be mitigated	1	Severe Limitations-cannot be mitigated	0
No Limitations	4															
Minor Limitations-avoidance possible - no mitigation	3															
Medium Limitations-some mitigation necessary	2															
Large Limitations - can be mitigated	1															
Severe Limitations-cannot be mitigated	0															



SITE 3 (COLEMAN SCHOOL)

Site Selection Criteria - Site #3														
Site Identification: Coleman School	County Owned:	No	If not Current Owner: John A Coleman HS											
Location: 430 Hurley Avenue	Gross Acres:	15	Estimated Value: LAND ASSESSMENT - \$695,500 (2021); TOTAL ASSESSMENT - \$4,697,500 (2021); FULL MARKET VALUE - \$7,397,638 (2021)											
Safety (Initial factors to be avoided.)	Score	3.5	Opportunities	Potential Constraints										
Adjacent to or near roadways with a high volume of traffic	4		Hurley Ave (CR29) AADT is 4764 vehicles daily											
Within 1,500 feet of railroad tracks.	4		3069 ft											
FAA restrictions - Within two miles of an airport runway	4		5+ mi											
Close to high-voltage power lines	3			Limited 3 phase OHW to west										
Close to high-pressure lines, for example natural gas, large petroleum bulk storage	2			Data not available for gas mapping. Permitted petroleum tank onsite.										
Contaminants/toxics in the soil or groundwater, such as from landfills, dumps, chemical Spills	4			Gas available per Cen Hud regional map										
Other-(Specify)														
Environmental Screening	Score	3.3												
State & Federal Database Review Hazardous Materials	4			0.75 mi away										
State Historic Preservation Office Screening	3													
ETR Species Screening	3			Identified multiple species (Fed+State)										
Potential for Radon	3			Ulster County in Zone 1										
Other-(Specify)														
Utilities	Score	2.9												
Broadband-High Speed Internet - Fiber-Availability and Capacity	2		1000 mbps available	Direct Mapping not available										
Public Water-Availability and Capacity	3		Previously developed site	Capacity not determined at this time										
Public Sewer-Availability and Capacity	1			Sand Filter on School Property no Sewer										
Natural Gas-Availability and Capacity	4		Gas available per Cen Hud regional map	Alternate Septic System required										
Electrical Power - 3-Phase, Redundant Distribution Source	3													
Percolation for Septic System and Drainage -Adequate Water Table Level	3		Existing system that can be tied into	Part C type soils										
Well Yield and Water Quality History	4			mitigated										
Other-(Specify)				Public Water										
Site characteristics	Score	3.7												
Surrounding Land use Compatibility	3		Redevelop old school property	Nearby residential neighborhood										
Dominant Soils	3			Excessively draining for Septic										
Bedrock, Depth and Type	4			Mostly deep bedrock, excavation may be limited										
State(local) Regulated Wetlands	4													
Federal Regulated Wetlands	4													
Depth to Seasonal High Groundwater	3													
Floodplain Conditions	4			nearby creek with floodplain elevations										
Prime Agriculture Soils	4			Not in development zone										
Principal or Sole Source Aquifer	4													
Other-(Specify)														
Lot Configuration - Size and Shape	Score	4.0												
Net acreage meets Minimum or can be subdivided as needed	4													
Length-to-width ratio does not exceed 2:1.	4													
Sufficient for potential for expansion for future needs	4													
Other-(Specify)														
Accessibility	Score	4.0												
Access and dispersal roads	4													
Natural obstacles such as grades or gullies	4													
Other-(Specify)														
Availability	Score	2.0												
Currently County Owned	1													
On the market for sale	3													
Title clearance	2			Will need title survey and other studies										
Other-(Specify)														
Property Total Score	117													
Comments: Lot is not County owned but is reportedly available. No public sewer and soils are excessively draining. The system on the school is a sand filter with a discharge to the storm system. The new facility would attempt to use the existing sand filter system. Redundent Broad-band may be expensive to bring to the site.														
Score Legend <table border="1"> <tbody> <tr> <td>No Limitations</td> <td>4</td> </tr> <tr> <td>Minor Limitations-avoidance possible - no mitigation</td> <td>3</td> </tr> <tr> <td>Medium Limitations-some mitigation necessary</td> <td>2</td> </tr> <tr> <td>Large Limitations - can be mitigated</td> <td>1</td> </tr> <tr> <td>Severe Limitations-cannot be mitigated</td> <td>0</td> </tr> </tbody> </table>					No Limitations	4	Minor Limitations-avoidance possible - no mitigation	3	Medium Limitations-some mitigation necessary	2	Large Limitations - can be mitigated	1	Severe Limitations-cannot be mitigated	0
No Limitations	4													
Minor Limitations-avoidance possible - no mitigation	3													
Medium Limitations-some mitigation necessary	2													
Large Limitations - can be mitigated	1													
Severe Limitations-cannot be mitigated	0													



SITE 4 (KINGSTON BUSINESS PARK)

Site Selection Criteria - Site #4				
Site Identification: Delaware Avenue	County Owned:	No	If not Current Owner: Kingston Local Dev Corp	
Location: 1 Corporate Drive, Kingston	Gross Acres:	15.4 ac	Estimated Value: LAND ASSESSMENT - \$780,000 (2021); TOTAL ASSESSMENT - \$3,177,000 (2021); FULL MARKET VALUE - \$3,922,222 (2021)	
	Score	Opportunities	Potential Constraints	Ability to Mitigate
Safety (Initial factors to be avoided.)	3.5			
Adjacent to or near roadways with a high volume of traffic	3	Delaware Ave AADT is 1,219 vehicles per day	Data not available on Corporate Drive	
Within 1,500 feet of railroad tracks.	4	5462 ft		
FAA restrictions - Within two miles of an airport runway	4	3.54 mi		
Close to high-voltage power lines	4			
Close to high-pressure lines, for example natural gas, large petroleum bulk storage	3		Not available for gas mapping, three permitted petroleum tanks at address (not necessarily at site)	Multiple nearby options to pull from Gas available per Cen Hud regional map
Contaminants/toxics in the soil or groundwater, such as from landfills, dumps, chemical Spills	3		Several remediation sites nearby, but not adjacent.	
Other-(Specify)				
Environmental Screening	3.0			
State & Federal Database Review Hazardous Materials	4			0.62 mi away
State Historic Preservation Office Screening	3		SHPO Coordination required, nearby historic district, undeveloped	
ETR Species Screening	3		Identified multiple species (Fed+State), undeveloped site.	Limited clearing window for tree removal.
Potential for Radon	3		Ulster County in Zone 1	
Other-(Specify)	2		Environmental justice area	Could lead to review delays
Utilities	2.6			
Broadband-High Speed Internet - Fiber-Availability and Capacity	2	1000 mbps available	Direct Mapping not available	currently no redundant Verizon 911 Trunk
Public Water-Availability and Capacity	2		Capacity not determined at this time	Cost for Trench Excavation
Public Sewer-Availability and Capacity	2		Capacity not determined at this time	Cost for Trench Excavation
Natural Gas-Availability and Capacity	3		New connection	Gas available per CenHud regional map
Electrical Power - 3-Phase, Redundant Distribution Source	3		New connection	
Percolation for Septic System and Drainage -Adequate Water Table Level	2		bedrock - C&D type soils onsite - restrictive for SWM	Alternate SWM systems needed
Well Yield and Water Quality History	4			Public water
Other-(Specify)				
Site characteristics	3.3			
Surrounding Land use Compatibility	3		Neighborhood behind site	Natural buffer to residential
Dominant Soils	2		C&D type soils	
Bedrock, Depth and Type	1		Shallow bedrock (lithic)	Heavy rock excavation needed
State(local) Regulated Wetlands	4			
Federal Regulated Wetlands	4			
Depth to Seasonal High Groundwater	4			
Floodplain Conditions	4			
Prime Agriculture Soils	4			
Principal or Sole Source Aquifer	4			
Other-(Specify)				
Lot Configuration - Size and Shape	4.0			
Net acreage meets Minimum or can be subdivided as needed	4			
Length-to-width ratio does not exceed 2:1.	4			
Sufficient for potential for expansion for future needs	4			
Other-(Specify)				
Accessibility	3.5			
Access and dispersal roads	3			
Natural obstacles such as grades or gullies	4			
Other-(Specify)				
Availability	2.0			
Currently County Owned	1			
On the market for sale	3			
Title clearance	2		Will need title survey and other studies	
Other-(Specify)				
Property Total Score	112			
Comments: Lot is not County owned but is reportedly available. Largest limiting factors include shallow bedrock that can add significantly to development costs, limited broadband and only one access road.				
Score Legend				
No Limitations	4			
Minor Limitations-avoidance possible - no mitigation	3			
Medium Limitations-some mitigation necessary	2			
Large Limitations - can be mitigated	1			
Severe Limitations-cannot be mitigated	0			



SITE 5 (LAWTON PARK)

Site Selection Criteria - Site #5				
Site Identification: Lawton Park	County Owned	No	If not Current Owner: Palm Valley Office LP (both sites)	
Location: 182-194 Boulevard, Kingston	Gross Acres:	7.6	Estimated Value: LAND ASSESSMENT - \$158,000 (2021); TOTAL ASSESSMENT - \$158,000 (2021); FULL MARKET VALUE - \$195,062 (2021)	
	Score	Opportunities	Potential Constraints	Ability to Mitigate
Safety (Initial factors to be avoided.)	3.7			
Adjacent to or near roadways with a high volume of traffic	3	NY32 (Boulevard) AADT is 7077 vehicles daily		
Within 1,500 feet of railroad tracks.	4	1964 ft		
FAA restrictions - Within two miles of an airport runway	4	5+ mi		
Close to high-voltage power lines	4			
Close to high-pressure lines, for example natural gas, large petroleum bulk storage	3		Data not available for gas mapping	Gas available per Cen Hud regional map
Contaminants/toxics in the soil or groundwater, such as from landfills, dumps, chemical Spills	4			
Other-(Specify)				
Environmental Screening	3.0			
State & Federal Database Review Hazardous Materials	4			1.00 mi away
State Historic Preservation Office Screening	3		SHPO Coordination required	
ETR Species Screening	2		Identified multiple species (Fed+State), undeveloped site.	Limited clearing window for tree removal.
Potential for Radon	3		Ulster County in Zone 1	
Other-(Specify)			Environmental justice area	
Utilities	2.6			
Broadband-High Speed Internet - Fiber-Availability and Capacity	2	1000 mbps available	Direct Mapping not available	currently no redundant Verizon 911 Trunk
Public Water-Availability and Capacity	2		Capacity not verified at this time	Cost for Trench Excavation
Public Sewer-Availability and Capacity	2		Capacity not verified at this time	Cost for Trench Excavation
Natural Gas-Availability and Capacity	3		Mapping not available, new connect	Gas available per CenHud regional map
Electrical Power - 3-Phase, Redundant Distribution Source	3		New connection	
Percolation for Septic System and Drainage -Adequate Water Table Level	2	Deep water table	C&D type soils throughout site-limiting for SWM	Alternate SWMP needed
Well Yield and Water Quality History	4			Public water
Other-(Specify)				
Site characteristics	3.3			
Surrounding Land use Compatibility	3	Mostly undeveloped	Adjacent to residential property	Natural buffer to residential
Dominant Soils	2		C&D type soils throughout site	
Bedrock, Depth and Type	1		Shallow to deep bedrock (lithic) within site	Rock removal will add to development costs
State(local) Regulated Wetlands	4			
Federal Regulated Wetlands	4			
Depth to Seasonal High Groundwater	4			
Floodplain Conditions	4			
Prime Agriculture Soils	4			
Principal or Sole Source Aquifer	4			
Other-(Specify)				
Lot Configuration - Size and Shape	4.0			
Net acreage meets Minimum or can be subdivided as needed	4			
Length-to-width ratio does not exceed 2:1.	4			
Sufficient for potential for expansion for future needs	4			
Other-(Specify)				
Accessibility	3.5			
Access and dispersal roads	3			
Natural obstacles such as grades or gullies	4			
Other-(Specify)				
Availability	2.0			
Currently County Owned	1			
On the market for sale	3			
Title clearance	2			
Other-(Specify)				
Property Total Score	110			
Comments: Lot is not County owned but is reportedly available. Largest limiting factor is shallow bedrock that can add significantly to development costs and steep topography.				
Score Legend				
No Limitations	4			
Minor Limitations-avoidance possible - no mitigation	3			
Medium Limitations-some mitigation necessary	2			
Large Limitations - can be mitigated	1			
Severe Limitations-cannot be mitigated	0			



SITE 6 (TECH CITY EAST)

Site Selection Criteria-Site #6														
Site Identification: Tech City East	County Owned	No	If not Current Owner: Ag Prop of Kingston LLC											
Location: 300 Enterprise Drive, Kingston	Gross Acres:	95.5	Estimated Value: LAND ASSESSMENT - \$3,500,000 (2021); TOTAL ASSESSMENT - \$4,775,000 (2021); FULL MARKET VALUE - \$7,519,685 (2021)											
	Score	Opportunities	Potential Constraints	Ability to Mitigate										
Safety (Initial factors to be avoided.)	2.8													
Adjacent to or near roadways with a high volume of traffic	4	Good highway access	daily											
Within 1,500 feet of railroad tracks	3	1400 ft												
FAA restrictions - Within two miles of an airport runway	3	1.90 mi												
Close to high-voltage power lines	4													
Close to high-pressure lines, for example natural gas, large petroleum bulk storage	2		Data not available for gas mapping. Multiple permitted tanks are onsite, expires 12/09/2021.	Gas available per CenHud regional map										
Contaminants/toxics in the soil or groundwater, such as from landfills, dumps, chemical Spills	1		Active contamination site, info and mitigation is available.	Potential to not impact due to plume location.										
Other-(Specify)														
Environmental Screening	2.8													
State & Federal Database Review Hazardous Materials	2		State Superfund Site	Some clean-up may be required										
State Historic Preservation Office Screening	3		SHPO Coordination required	East side of property is not sensitive										
ETR Species Screening	3		Identified multiple species (Fed+State)	previously developed site should eliminate										
Potential for Radon	3		Ulster County in Zone 1											
Other-(Specify)														
Utilities	3.6													
Broadband-High Speed Internet - Fiber-Availability and Capacity	2	1000 mbps available	Direct Mapping not available	currently no redundant Verizon 911 Trunk										
Public Water-Availability and Capacity	4	Previously developed site	Capacity not verified at this time											
Public Sewer-Availability and Capacity	4	Previously developed site	Capacity not verified at this time											
Natural Gas-Availability and Capacity	4			Gas available per Cen Hud regional map										
Electrical Power - 3-Phase, Redundant Distribution Source	4													
Percolation for Septic System and Drainage -Adequate Water Table Level	3	Deep water table, A type soils (most of site) Good for SWM	Shallow water table noted in portion of site poor for SWM											
Well Yield and Water Quality History	4		Public water	Public water										
Other-(Specify)														
Site characteristics	3.4													
Surrounding Land use Compatibility	4	Redeveloped industrial site												
Dominant Soils	3													
Bedrock, Depth and Type	4													
State(local) Regulated Wetlands	4													
Federal Regulated Wetlands	3													
Depth to Seasonal High Groundwater	3													
Floodplain Conditions	3		nearby floodplain	Development zone can be outside										
Prime Agriculture Soils	3		nearby agricultural district											
Principal or Sole Source Aquifer	4													
Other-(Specify)														
Lot Configuration - Size and Shape	4.0													
Net acreage meets Minimum or can be subdivided as needed	4													
Length-to-width ratio does not exceed 2:1.	4													
Sufficient for potential for expansion for future needs	4													
Other-(Specify)														
Accessibility	4.0													
Access and dispersal roads	4													
Natural obstacles such as grades or gullies	4													
Other-(Specify)														
Availability	1.0													
Currently County Owned	1		Other uses planned for the Site	Major Limitation										
On the market for sale	1													
Title clearance	1		Will need title survey and other studies											
Other-(Specify)														
Property Total Score	110													
Comments: Lot is County controlled but has other redevelopment proposals under consideration. The lot is also regulated under a Brownfields agreement that might add to redevelopment costs and add time for negotiation.														
Score Legend <table border="1"> <tbody> <tr> <td>No Limitations</td> <td>4</td> </tr> <tr> <td>Minor Limitations-avoidance possible - no mitigation</td> <td>3</td> </tr> <tr> <td>Medium Limitations-some mitigation necessary</td> <td>2</td> </tr> <tr> <td>Large Limitations - can be mitigated</td> <td>1</td> </tr> <tr> <td>Severe Limitations-cannot be mitigated</td> <td>0</td> </tr> </tbody> </table>					No Limitations	4	Minor Limitations-avoidance possible - no mitigation	3	Medium Limitations-some mitigation necessary	2	Large Limitations - can be mitigated	1	Severe Limitations-cannot be mitigated	0
No Limitations	4													
Minor Limitations-avoidance possible - no mitigation	3													
Medium Limitations-some mitigation necessary	2													
Large Limitations - can be mitigated	1													
Severe Limitations-cannot be mitigated	0													



SITE 7 (123-155 ROUTE 32)

Site Selection Criteria-Site #7				
Site Identification: 140 Rt. 32 Blvd	County Owned	No	If not Current Owner: Marc Blane	
Location: 140 Boulevard, Kingston	Gross Acres:	5.2	Estimated Value: LAND ASSESSMENT - \$87,000 (2021); TOTAL ASSESSMENT - \$87,000 (2021); FULL MARKET VALUE - \$107,407 (2021)	
			Score	Opportunities
Safety (Initial factors to be avoided.)			3.7	Potential Constraints
Adjacent to or near roadways with a high volume of traffic			3	Ability to Mitigate
Within 1,500 feet of railroad tracks.			4	
FAA restrictions - Within two miles of an airport runway			4	
Close to high-voltage power lines			4	
Close to high-pressure lines, for example natural gas, large petroleum bulk storage			3	
Contaminants/toxics in the soil or groundwater, such as from landfills, dumps, chemical Spills			4	Data not available for gas mapping
Other-(Specify)				Gas available per CenHud regional map
Environmental Screening			2.8	
State & Federal Database Review Hazardous Materials			4	
State Historic Preservation Office Screening			2	SHPO Coordination required-Part of Site in Sensitive Area
ETR Species Screening			2	Identified multiple species (Fed+State), undeveloped site.
Potential for Radon			3	Ulster County in Zone 1
Other-(Specify)				Limited clearing window for tree removal.
				Environmental justice area
Utilities			2.6	
Broadband-High Speed Internet - Fiber-Availability and Capacity			2	1000 mbps available
Public Water-Availability and Capacity			2	Direct Mapping not available
Public Sewer-Availability and Capacity			2	Capacity not verified at this time
Natural Gas-Availability and Capacity			3	Capacity not verified at this time
Electrical Power - 3-Phase, Redundant Distribution Source			3	Mapping not available, new connect
Percolation for Septic System and Drainage -Adequate Water Table Level			2	New connection
Well Yield and Water Quality History			4	C&D type soils throughout site-limiting for SWM
Other-(Specify)				Public water
Site characteristics			3.3	
Surrounding Land use Compatibility			3	Mostly undeveloped
Dominant Soils			2	Adjacent to residential property
Bedrock, Depth and Type			1	C&D type soils throughout site
State(local) Regulated Wetlands			4	Shallow to deep bedrock (lithic) within site
Federal Regulated Wetlands			4	
Depth to Seasonal High Groundwater			4	
Floodplain Conditions			4	
Prime Agriculture Soils			4	
Principal or Sole Source Aquifer			4	
Other-(Specify)				
Lot Configuration - Size and Shape			4.0	
Net acreage meets Minimum or can be subdivided as needed			4	
Length-to-width ratio does not exceed 2:1.			4	
Sufficient for potential for expansion for future needs			4	
Other-(Specify)				
Accessibility			4.0	
Access and dispersal roads			4	
Natural obstacles such as grades or gullies			4	
Other-(Specify)				
Availability			2.3	
Currently County Owned			1	
On the market for sale			3	
Title clearance			3	
Other-(Specify)				
Property Total Score			111	
Comments: Lot is not County owned but is reportedly available. Largest limiting factor is shallow bedrock that can add significantly to development costs.				
Score Legend				
No Limitations	4			
Minor Limitations-avoidance possible - no mitigation	3			
Medium Limitations-some mitigation necessary	2			
Large Limitations - can be mitigated	1			
Severe Limitations-cannot be mitigated	0			



SITE 8 (420-444 ROUTE 32)

Site Selection Criteria-Site #8														
Site Identification: Jail Site		County Owned	No	If not Current Owner: Michael Santoro										
Location: 420 Boulevard, Kingston		Gross Acres:	17.2	Estimated Value: LAND ASSESSMENT - \$96,000 (2021); TOTAL ASSESSMENT - \$96,000 (2021); FULL MARKET VALUE - \$118,519 (2021)										
			Score	Opportunities										
Safety (Initial factors to be avoided.)			3.7	Potential Constraints										
Adjacent to or near roadways with a high volume of traffic			3	Ability to Mitigate										
Within 1,500 feet of railroad tracks.			4											
FAA restrictions - Within two miles of an airport runway			4											
Close to high-voltage power lines			4											
Close to high-pressure lines, for example natural gas, large petroleum bulk storage			3											
Contaminants/toxics in the soil or groundwater, such as from landfills, dumps, chemical Spills			4											
Other-(Specify)														
Environmental Screening			2.8											
State & Federal Database Review Hazardous Materials			4											
State Historic Preservation Office Screening			2											
ETR Species Screening			2											
Potential for Radon			3											
Other-(Specify)														
Utilities			2.0											
Broadband-High Speed Internet - Fiber-Availability and Capacity			2											
Public Water-Availability and Capacity			1											
Public Sewer-Availability and Capacity			1											
Natural Gas-Availability and Capacity			3											
Electrical Power - 3-Phase, Redundant Distribution Source			3											
Percolation for Septic System and Drainage -Adequate Water Table Level			2											
Well Yield and Water Quality History			2											
Other-(Specify)														
Site characteristics			3.0											
Surrounding Land use Compatibility			3											
Dominant Soils			2											
Bedrock, Depth and Type			1											
State(local) Regulated Wetlands			4											
Federal Regulated Wetlands			4											
Depth to Seasonal High Groundwater			1											
Floodplain Conditions			4											
Prime Agriculture Soils			4											
Principal or Sole Source Aquifer			4											
Other-(Specify)														
Lot Configuration - Size and Shape			4.0											
Net acreage meets Minimum or can be subdivided as needed			4											
Length-to-width ratio does not exceed 2:1.			4											
Sufficient for potential for expansion for future needs			4											
Other-(Specify)														
Accessibility			3.5											
Access and dispersal roads			3											
Natural obstacles such as grades or gullies			4											
Other-(Specify)														
Availability			2.3											
Currently County Owned			1											
On the market for sale			3											
Title clearance			3											
Other-(Specify)														
Property Total Score			103											
Comments: Lot is not County owned but is reportedly available. Largest limiting factors include the need to develop a well and septic with underlying shallow bedrock within portions of the site that can add significantly to development costs.														
Score Legend <table border="1"> <tr> <td>No Limitations</td> <td>#</td> </tr> <tr> <td>Minor Limitations-avoidance possible - no</td> <td>#</td> </tr> <tr> <td>Medium Limitations-some mitigation necessary</td> <td>#</td> </tr> <tr> <td>Large Limitations - can be mitigated</td> <td>#</td> </tr> <tr> <td>Severe Limitations-cannot be mitigated</td> <td>#</td> </tr> </table>					No Limitations	#	Minor Limitations-avoidance possible - no	#	Medium Limitations-some mitigation necessary	#	Large Limitations - can be mitigated	#	Severe Limitations-cannot be mitigated	#
No Limitations	#													
Minor Limitations-avoidance possible - no	#													
Medium Limitations-some mitigation necessary	#													
Large Limitations - can be mitigated	#													
Severe Limitations-cannot be mitigated	#													



SITE 9 (FRANK SOTTILE BLVD)

Site Selection Criteria-Site #9															
Site Identification: Frank Sottile Blvd.	County Owned	No	If not Current Owner: Glidepath (Lincoln Park DG, LLC) (Kingston Landing Development, LLC)												
Location: Corner Frank Sottile Blvd & Miron Ln	Gross Acres:	97 +/-	Estimated Value: Not Available												
		Score	Opportunities	Potential Constraints	Ability to Mitigate										
Safety (Initial factors to be avoided.)		3.7													
Adjacent to or near roadways with a high volume of traffic		4													
Within 1,500 feet of railroad tracks		4	Miron & Frank Sottile Blvd												
FAA restrictions - Within two miles of an airport runway		4	2,570 ft												
Close to high-voltage power lines		4	2+ mi												
Close to high-pressure lines, for example natural gas, large petroleum bulk storage		3		High Voltage Transmission lines run along western edge of site	Gas available per Cen Hud regional map										
Contaminants/toxics in the soil or groundwater, such as from landfills, dumps, chemical Spills		3		Landfill across from site-Report leachate Plume	Will need public water extended										
Other-(Specify)															
Environmental Screening		2.8													
State & Federal Database Review Hazardous Materials		4			1.00 mi away										
State Historic Preservation Office Screening		2		SHPO Coordination required	Potential need for P1A/1B										
ETR Species Screening		2		Identified multiple species (Fed+State), undeveloped site.	Limited clearing window for tree removal.										
Potential for Radon		3		Ulster County in Zone 1											
Other-(Specify)															
Utilities		2.9		Environmental justice area											
Broadband-High Speed Internet - Fiber-Availability and Capacity		2	1000 mbps available	Direct Mapping not available	currently no redundant Verizon 911 Trunk										
Public Water-Availability and Capacity		2		Public	Utility Extension from Miron Ln-Rock Excavation for Extension										
Public Sewer-Availability and Capacity		2		Public	Utility Extension from Miron Ln-Rock Excavation for Extension										
Natural Gas-Availability and Capacity		3	Parcel report indicates no gas connection	Mapping not available, new connect	Gas available per Cen Hud regional map										
Electrical Power - 3-Phase, Redundant Distribution Source		3		New connection											
Percolation for Septic System and Drainage -Adequate Water Table Level		4		Clear type zone throughout site-shallow Water Table	Public Available										
Well Yield and Water Quality History		4			Public Available										
Other-(Specify)															
Site characteristics		3.1													
Surrounding Land use Compatibility		3	Mostly undeveloped	Adjacent to residential property											
Dominant Soils		2		C&D type soils throughout site											
Bedrock, Depth and Type		1		Shallow bedrock(lithic) & steep within potential development area	Might need significant rock excavation to flatten site										
State(local) Regulated Wetlands		4		KE-10 on larger parcel	Not near DEC wetland or 100 foot buffer										
Federal Regulated Wetlands		2		NWI Wetland PSS1Eon flattest part of site											
Depth to Seasonal High Groundwater		4													
Floodplain Conditions		4													
Prime Agriculture Soils		4													
Principal or Sole Source Aquifer		4													
Other-(Specify)															
Lot Configuration - Size and Shape		2.7													
Net acreage meets Minimum or can be subdivided as needed		4													
Length-to-width ratio does not exceed 2:1.		2		Limited Area available due to NWI Wetland & Steep Slopes											
Sufficient for potential for expansion for future needs		2		Limited Area available due to NWI Wetland & Steep Slopes											
Other-(Specify)															
Accessibility		4.0													
Access and dispersal roads		4													
Natural obstacles such as grades or gullies		4													
Other-(Specify)															
Availability		2.3													
Currently County Owned		1													
On the market for sale		3													
Title clearance		3													
Other-(Specify)															
Property Total Score		107													
Comments: Lot is not County owned but is reportedly available. Largest limiting factors include NWI Wetland on site, steep slopes adjacent to the wetland and underlying shallow bedrock within portions of the site that can add significantly to development costs. Also landfill across Frank Sottile Blvd with leachate plume															
Score Legend <table border="1"> <tr> <td>No Limitations</td> <td>4</td> </tr> <tr> <td>Minor Limitations-avoidance possible - no mitigation</td> <td>3</td> </tr> <tr> <td>Medium Limitations-some mitigation necessary</td> <td>2</td> </tr> <tr> <td>Large Limitations - can be mitigated</td> <td>1</td> </tr> <tr> <td>Severe Limitations-cannot be mitigated</td> <td>0</td> </tr> </table>						No Limitations	4	Minor Limitations-avoidance possible - no mitigation	3	Medium Limitations-some mitigation necessary	2	Large Limitations - can be mitigated	1	Severe Limitations-cannot be mitigated	0
No Limitations	4														
Minor Limitations-avoidance possible - no mitigation	3														
Medium Limitations-some mitigation necessary	2														
Large Limitations - can be mitigated	1														
Severe Limitations-cannot be mitigated	0														



SITE 10 (PARADIES LANE)

Site Selection Criteria-Site #10																
Site Identification: Paradies Lane	County Owned	No	If not Current Owner: steven Turk-Turk Hospitality Group													
Location:Paradies Lane, New Paltz, NY	Gross Acres:	21.6	Estimated Value: LAND ASSESSMENT - \$300,000 (2021); TOTAL ASSESSMENT - \$348,837 (2021); FULL MARKET VALUE - 348,837 (2021)													
Safety (Initial factors to be avoided.)	Score	3.5	Opportunities	Potential Constraints	Ability to Mitigate											
Adjacent to or near roadways with a high volume of traffic	3															
Within 1,500 feet of railroad tracks.	4		5+ mi													
FAA restrictions - Within two miles of an airport runway	4		11+ mi													
Close to high-voltage power lines	4		1,554 feet away													
Close to high-pressure lines, for example natural gas, large petroleum bulk storage	4			Data not available for gas mapping	Gas available per CenHud regional map											
Contaminants/toxics in the soil or groundwater, such as from landfills, dumps, chemical Spills	2		Limitation for site but should be manageable cost for mitigation.	Prior Orchard Contamination depending on development area	On-site berming will add cost but limited risk of transport or extensive remediation.											
Other-(Specify)																
Environmental Screening	3.3															
State & Federal Database Review Hazardous Materials	3				1.00 mi away											
State Historic Preservation Office Screening	3			Cultural Resources Study Completed	Part of site not in sensitive area											
ETR Species Screening	4			Bat.	ETR Strudy found no species on site											
Potential for Radon	3			Ulster County in Zone 1												
Other-(Specify)				Environmental justice area												
Utilities	3.3															
Broadband-High Speed Internet - Fiber-Availability and Capacity	4		1000 mbps available	Direct Mapping not available	Only site with Redundent Verizon 911 trunk											
Public Water-Availability and Capacity	3			On-site Well Required	Other existing wells - Yield not varified											
Public Sewer-Availability and Capacity	3			On-site Septic Required	Septic system viable based on soils and depth to groundwater											
Natural Gas-Availability and Capacity	4				Will Serve Letter on File											
Electrical Power - 3-Phase, Redundant Distribution Source	4			New connection	Will Serve Letter on File											
Percolation for Septic System and Drainage -Adequate Water Table Level	3		Deep water table	C&D type soils throughout site-limiting for SWM	Septic system viable based on soils and depth to groundwater											
Well Yield and Water Quality History	2		There is potential for municipal water	Will Require Bedrock Well	Yield Varies-Bedrock Well -600 + feet depth											
Other-(Specify)																
Site characteristics	3.6															
Surrounding Land use Compatibility	3		Mostly undeveloped	Adjacent to residential property												
Dominant Soils	4			Well to excessively well Drained	Locate Septic in MdB Soil area											
Bedrock, Depth and Type	4			Deep bedrock 15 to 25 feet												
State(local) Regulated Wetlands	3			Town Regulated Wetlands	Development proposed outside of wetland and buffers											
Federal Regulated Wetlands	3			federal Regulated Wetlands	Development proposed outside of wetland and buffers											
Depth to Seasonal High Groundwater	4			Over 8 feet in proposed development area	Over 8 feet in proposed development area											
Floodplain Conditions	4															
Prime Agriculture Soils	3			CnB and MdB soils both Prime Ag Soils	Verify if in Ag District											
Principal or Sole Source Aquifer	4															
Other-(Specify)																
Lot Configuration - Size and Shape	4.0															
Net acreage meets Minimum or can be subdivided as needed	4															
Length-to-width ratio does not exceed 2:1	4															
Sufficient for potential for expansion for future needs	4															
Other-(Specify)																
Accessibility	4.0															
Access and dispersal roads	4															
Natural obstacles such as grades or gullies	4															
Other-(Specify)																
Availability	2.3															
Currently County Owned	1															
On the market for sale-Or known availability	3															
Title clearance	3															
Other-(Specify)																
Property Total Score	120															
Comments: Lot is not County owned but is reportedly available. On-Site wetland and buffers limit some areas for development. Will need a septic systems but soils look promising. Lots of expansion potential.																
Score Legend <table border="1"> <tr> <td>No Limitations</td> <td>#</td> </tr> <tr> <td>Minor Limitations-avoidance possible - no</td> <td>#</td> </tr> <tr> <td>Medium Limitations-some mitigation necessary</td> <td>#</td> </tr> <tr> <td>Large Limitations - can be mitigated</td> <td>#</td> </tr> <tr> <td>Severe Limitations-cannot be mitigated</td> <td>#</td> </tr> </table>							No Limitations	#	Minor Limitations-avoidance possible - no	#	Medium Limitations-some mitigation necessary	#	Large Limitations - can be mitigated	#	Severe Limitations-cannot be mitigated	#
No Limitations	#															
Minor Limitations-avoidance possible - no	#															
Medium Limitations-some mitigation necessary	#															
Large Limitations - can be mitigated	#															
Severe Limitations-cannot be mitigated	#															



**Ulster County GOC/EOC Building
Site Ranking Summary**

LOCATION	Safety	Environmental Screening	Utilities	Site Characteristics	Lot Configuration	Accessibility	Availability	Score	Site Development Costs												
Site 10- Paradies Lane	3.5	3.3	3.3	3.6	4.0	4.0	2.3	24.0	\$1,765,356 *												
Site 1-Golden Hill Adaptive Reuse	3.7	3.5	3.1	3.4	2.7	3.5	4.0	23.9	\$1,392,190 *												
Site 3-Colman School	3.5	3.3	2.9	3.7	4.0	4.0	2.0	23.4	\$1,698,444												
Site 1-Golden Hill 1,1B &1C	3.7	3.3	3.4	3.4	2.0	3.5	4.0	23.3	\$1,821,658												
Site 2-Tech City West	3.2	2.8	3.6	3.4	4.0	4.0	2.0	23.0	\$1,898,604												
Site 7- 123-155 Rt. 32 Blvd	3.7	2.8	2.6	3.3	4.0	4.0	2.3	22.7	\$1,965,480												
Site 5- Lawton Park	3.7	3.0	2.6	3.3	4.0	3.5	2.0	22.1	\$1,972,164												
Site 4- Kingston Business Park	3.5	3.0	2.7	3.3	4.0	3.5	2.0	22.0	\$1,884,804												
Site 6- Tech City East	2.8	2.8	3.6	3.4	4.0	4.0	1.0	21.6	N/A												
Site 9- Frank Sottile Blvd	3.7	2.8	2.9	3.1	2.7	4.0	2.3	21.5	N/A												
Site 8- 420-444 Rt. 32 Blvd	3.7	2.8	2.0	3.0	4.0	3.5	2.3	21.3	N/A												
<table><tr><th colspan="2">Score Legend</th></tr><tr><td>No Limitations</td><td>3.5-4.0</td></tr><tr><td>Minor Limitations-avoidance possible - no mitigation</td><td>2.5-3.4</td></tr><tr><td>Medium Limitations-some mitigation necessary</td><td>1.5-2.4</td></tr><tr><td>Large Limiations - can be mitigated</td><td>0.5-1.4</td></tr><tr><td>Sever Limitations-cannot be mitigated</td><td>0.0-0.4</td></tr></table>										Score Legend		No Limitations	3.5-4.0	Minor Limitations-avoidance possible - no mitigation	2.5-3.4	Medium Limitations-some mitigation necessary	1.5-2.4	Large Limiations - can be mitigated	0.5-1.4	Sever Limitations-cannot be mitigated	0.0-0.4
Score Legend																					
No Limitations	3.5-4.0																				
Minor Limitations-avoidance possible - no mitigation	2.5-3.4																				
Medium Limitations-some mitigation necessary	1.5-2.4																				
Large Limiations - can be mitigated	0.5-1.4																				
Sever Limitations-cannot be mitigated	0.0-0.4																				
<p>* REMEDIATION COSTS (P.L.)</p> <p>* HEALTH DEPT. MOVE / NEW BLDG (G.H.)</p>						<div>Site Costs Exclude Broadband& redundant Verizon 911 trunk line upgrades.</div> <div>GPI</div>															

3.0 CONCEPT PLANS / SITE


4.0 PROGRAMMING / BUILDING LAYOUT

PROGRAMMED SPACE		PROGRAM		5/25/2022 LAYOUT			COMMENTS
		source	SF	SF	delta	pct	
	Communications and Server room	RFP	1,050	731	-319	-30%	
	PSAP - 911 Center	RFP	2,650	2,525	-125	-4.7%	12 stations + 3 expansion - 150 sf each+ table space
	PSAP (additional)	UC +		325	325		13% increase in occupants requested (+20% provided)
	Office: Director Emergency Services	RFP	120	128	8	6.7%	
	Office: Confidential Secretary	RFP	100	100	0	0.0%	
	Office: Deputy Director 911	RFP	120	121	1	0.8%	
	Office: Deputy Dir. Interoperability	RFP	120	121	1	0.8%	
	Office: Deputy Dir. Emergency Manager	RFP	120	121	1	0.8%	
	Office: Deputy Dir. Fire Coord.	RFP	120	121	1	0.8%	
	Office: 911 Supervisors	RFP	100	0	-100	-100.0%	Located within Call Ctr (occ. amt taken out of 911 Ctr above)
	Office: 911 Training Officer	RFP	100	134	34	34.0%	
	Office: EMS Coordinator	RFP	100	52	-48	-47.7%	Located in open workstation area
	Training room	RFP	300	446	146	48.7%	
	Open Office / cubicles	UC +		262	262		Fire Investigators [15] and Battalion Coordinators [6]
	Quiet Room	UC +		120	120		
	Record Room (File Room)	RFP	0	122	122		"Incorporate into hallways/EOC space." For aprpx 12 cabinets
	Print Room + Print Nook	UC +		196	196		
	Coat Closet			18	18		
	EOC Operations Center	RFP	2,500	2,564	64	2.6%	35 persons @ 50 sf each + coord & stor
	Command Room	UC +		331	331		Size as required
	Plotter / Print Room	UC +		100	100		
	Conference Rm (small breakout room)	UC +		100	100		
	Conference Rm (briefing room)	UC +		270	270		
	Conference room (1 of 2 - goc)	RFP	250	290	40	16.0%	Seating for 10. 250 sf each.
	Conference room (2 of 2 - 'fish bowl')	RFP	250	282	32	12.8%	
	AV room	RFP	100	95	-5	-5.0%	
	Kitchen	RFP	250	270	20	8.0%	Including eating area (PSAP)
	Staff Canteen	UC +		0	0		For EOC / GOC
	Supply room / Staging Area	RFP	100	120	20	20.0%	(See Maintenance Office below)
	Multiple Storage closets (50 x 3)	RFP	150	0	-150	-100.0%	
	Reception Desk	UC +		85	85		
	Reception Lobby	UC +		0	0		
	Coat Closet			18	18		
	Women’s locker room, bathroom & shower	RFP	220	298	78	35.5%	10 persons @ 25sf each + bath.
	Men’s locker room, bathroom & shower	RFP	220	308	88	40.0%	10 persons @ 25sf each + bath.
	Janitor's Closet			38	38		
	Unisex Toilets (2)	UC +		94	94		Servicing GOC
	Maintenance Workshop & Supply Room	UC +		252	252		
	Delivery area	RFP	0	0	0		"Included in Circulation area"
NET SQUARE FEET (PROGRAMMED SPACES)			9,040	11,158	2,118	23%	
Total Occupancy			70				
MECHANICAL							Mechanical and circulation at 25% of Net area by RFP
	Mechanical Room	RFP		544			GPI to confirm size (and height) requirements
	Fire Equipment Room	RFP		212			GPI to confirm size
	Water Room	RFP		212			GPI to confirm size
	Electric Room (base)	RFP		128			From GPI. Larger for duplicate service?
	Electrical Room (extra for redundant service)	UC +		50			
	ATS Room (base - one generator)	RFP		250			From GPI. Larger for two generators?
	ATS Room (addn'l for second generator)	UC +		0			
	Electrical Closet			49			From GPI.
	Mechanical	10%	original	904	1,445	541	60%
			adjusted	1,116			30%
CIRCULATION							
	Entry Vestibule	UC +		92			
	Lockers / Restroom Hall	UC +		98			
	GOC Corridor	RFP		418			
	Mechanical Corridor	RFP		640			
	PSAP Corridor	RFP		390			
	Office Corridor	RFP		322			
	Circulation	15%	original	1,356	1,960	604	45%
			adjusted	1,674			17%
SUBTOTALS			TARGET	LAYOUT	DELTA	% OF	
	Programmed Spaces		9,040	11,158	2,118	70%	+ 2,118 SF = + 23.4% vs original RFP
	Mechanical		904	1,445	541	9%	
	Circulation		1,356	1,960	604	12%	percentage of Building Area
	Building Envelope and interior partitions			1,427	1,427	9%	percentage of Building Area
TOTAL GROSS AREAS (Target / As shown)			11,300	15,990	4,690	100.0%	
			original target	vs. layout	delta		
	Gross SF comparison	original target	11,300	15,990	4,690	42%	Reference based on original Programmed Area of 9,040 SF
	Gross SF comparison	adjusted target	13,724	15,990	2,266	17%	Reference based on adjusted Programmed Area of 10,883 SF
DEPARTMENTS							
	Government Operations Center / EOC						
	PSAP / Dept of Emergency Services						
	IS : Information Services						
	COMMON / BLEND						
	OTHER : Mechanical, Circulation, Etc						

5.0 INITIAL COST ESTIMATES

SITE 1.6 (GOLDEN HILL)

PRELIMINARY

<div>  Greenman-Pedersen, Inc. Engineering and Construction Services 80 Wolf Road, Suite 300, Albany, NY 12205 </div>				
Project: Ulster County Golden Hill Adaptive Reuse Opinion of Probable Construction Costs for site work based on proposed improvements for 2021				Date: 05/12/22
				Rev. Date:
	Quantity	Unit	Unit Price	Cost
SITE PREPARATION AND DEMOLITION				
Mobilization for Site Prep	1	LS	\$10,000.00	\$10,000.00
Clearing and Grubbing	5,000	SF	\$0.25	\$1,250.00
Tree Removal	20	EA	\$750.00	\$15,000.00
Erosion and Sediment Control Measures	1	LS	\$5,000.00	\$5,000.00
Maintenance of Erosion and Sediment Control Measures	20	weeks	\$400.00	\$8,000.00
Topsoil Stripping, Screening and Stockpiling	5,000	SF	\$0.15	\$750.00
Rough Grading for Site	3,000	CY	\$7.50	\$22,500.00
Fill Material including Compaction	2,000	CY	\$6.00	\$12,000.00
Sawcutting Pavement	200	LF	\$2.50	\$500.00
Asphalt Milling	70,000	SF	\$0.50	\$35,000.00
Asphalt Removal	36,000	SF	\$0.50	\$18,000.00
Building Demolition	75,000	LS	\$75,000.00	\$75,000.00
Total for Onsite Site Preparation and Demolition				\$203,000
SITE IMPROVEMENTS				
Asphalt Pavement (1.5" Top Course, 2.5" Binder, 12" Subbase)	11,000	SF	\$5.50	\$60,500.00
Asphalt Pavement (1.5" Top Course)	60,000	SF	\$1.50	\$90,000.00
Stamped Asphalt	5,500	SF	\$5.00	\$27,500.00
Concrete Sidewalk (4" Concrete, 6" Subbase)	15,000	SF	\$10.00	\$150,000.00
Concrete Generator Pad (4'x10')	2	EA	\$5,000.00	\$10,000.00
Concrete Curbing	2,000	LF	\$45.00	\$90,000.00
Tactile Warning Strip	10	EA	\$500.00	\$5,000.00
Signs and Posts (Pedestrian Crossing etc.)	20	EA	\$500.00	\$10,000.00
Cross Hatch Striping	500	SF	\$2.00	\$1,000.00
Parking Striping	200	Stall	\$20.00	\$4,000.00
Crosswalk Striping (12" lines)	50	LF	\$2.00	\$100.00
Other Pavement Markings (Arrows, Stop Bars, Handicap Symbol etc.)	500	SF	\$8.00	\$4,000.00
Turf Restoration (4" Topsoil and Hydroseeding)	50,000	SF	\$1.50	\$75,000.00
Site Trees	50	EA	\$1,500.00	\$75,000.00
Foundation Landscaping	1	LS	\$10,000.00	\$10,000.00
Dumpster Enclosure (8" Concrete Pad, Bollards, 6' Chain Link Fence w/gates)	1	LS	\$15,000.00	\$15,000.00
Total for Site Improvements				\$627,100
SITE UTILITIES				
Storm Piping (12" HDPE including trenching and backfill)	1,000	LF	\$60.00	\$60,000.00
Storm Structures (4' ID, 6' Deep)	6	EA	\$6,000.00	\$36,000.00
Stormwater Management	5,000	CF	\$10.00	\$50,000.00
Electrical Service (1200 amps, 100', 4' deep)-Some Rock Excavation	1	EA	\$40,000.00	\$40,000.00
Electrical Transformer (3 phase, 300 kVA)	1	EA	\$15,000.00	\$15,000.00
Electrical Conduit (3" SDR 11, includes trenching and backfill)	750	LF	\$50.00	\$37,500.00
Light Poles and Fixtures (LED, 20' Aluminum Pole)	12	EA	\$3,500.00	\$42,000.00
Backup Generator (Diesel, 500 kW, 72- hr belly tank)	1	EA	\$100,000.00	\$100,000.00
Total for Site Utilities				\$380,500
Subtotal				\$1,210,600.00
CONTINGENCY (115%) ADD				\$181,590.00
2022 Total				\$1,392,190.00
2023 Total (3% Inflation)				\$1,433,955.70
*This Opinion of Probable Cost is conceptual in nature and has been developed in reference to conceptual design site improvements. This Opinion of Probable Cost only includes costs for items				

PRELIMINARY

<div><div>GPI</div><div>Greenman-Pedersen, Inc. Engineering and Construction Services 80 Wolf Road, Suite 300, Albany, NY 12205</div></div>				
Project: Ulster County Concept 10F (Paradies Lane) Opinion of Probable Construction Costs for site work based on proposed improvements for 2022				Date:03/07/22
				Rev. Date:
	Quantity	Unit	Unit Price	Cost
SITE PREPARATION AND DEMOLITION				
Land Acquisition	1	LS	\$0.00	\$0.00
Mobilization for Site Prep	1	LS	\$10,000.00	\$10,000.00
Tree Removal	12	EA	\$750.00	\$9,000.00
Clearing and Grubbing	20,000	SF	\$0.25	\$5,000.00
Erosion and Sediment Control Measures	1	LS	\$5,000.00	\$5,000.00
Maintenance of Erosion and Sediment Control Measures	20	weeks	\$400.00	\$8,000.00
Topsoil Stripping, Screening and Stockpiling	90,000	SF	\$0.15	\$13,500.00
Rough Grading for Site	5,500	CY	\$7.50	\$41,250.00
Fill Material including Compaction	4,500	CY	\$6.00	\$27,000.00
Total for Onsite Site Preparation and Demolition				\$118,750
SITE IMPROVEMENTS				
Parking Lot Asphalt Pavement (1.5" Top Course, 2.5" Binder, 12" Subbase)	30,000	SF	\$5.50	\$165,000.00
Northern Access Asphalt Pavement (1.5" Top Course, 2.5" Binder, 12" Subbase)	21,024	SF	\$5.50	\$115,632.00
Concrete Sidewalk (4" Concrete, 6" Subbase)	2,800	SF	\$10.00	\$28,000.00
Concrete Curbing	500	LF	\$45.00	\$22,500.00
Tactile Warning Strip	2	EA	\$500.00	\$1,000.00
Signs and Posts (Pedestrian Crossing etc.)	8	EA	\$500.00	\$4,000.00
Cross Hatch Striping	800	SF	\$2.00	\$1,600.00
Parking Striping	73	Stall	\$20.00	\$1,460.00
Other Pavement Markings (Arrows, Stop Bars, Handicap Symbol etc.)	450	SF	\$8.00	\$3,600.00
Turf Restoration (4" Topsoil and Hydroseeding)	90,000	SF	\$1.50	\$135,000.00
Site Trees	15	EA	\$1,500.00	\$22,500.00
Concrete Generator Pad (4'x10')	2	EA	\$5,000.00	\$10,000.00
Foundation Landscaping	1	LS	\$5,000.00	\$5,000.00
Dumpster Enclosure (8" Concrete Pad, Bollards, 6' Chain Link Fence w/gates)	1	LS	\$15,000.00	\$15,000.00
Total for Site Improvements				\$530,292
SITE UTILITIES				
Stormwater Management	4,000	CF	\$10.00	\$40,000.00
Septic system	1	LF	\$26,000.00	\$26,000.00
Well Development	1	EA	\$15,000.00	\$15,000.00
Water Service 4" PVC, includes trenching and backfill)	250	LF	\$100.00	\$25,000.00
Gas Service (3" SDR 11, includes trenching and backfill)	400	LF	\$50.00	\$20,000.00
Backup Generator (Diesel, 500 kW, 72- hr belly tank)	1	EA	\$100,000.00	\$100,000.00
Backup Generator (Natural Gas, 500 kW)	1	EA	\$120,000.00	\$120,000.00
Electrical Service (1200 amps, 100', 4' deep)	1	EA	\$25,000.00	\$25,000.00
Redundent Electrical Service (1200 amps, 300', 4' deep)	1	EA	\$35,000.00	\$35,000.00
Electrical Transformer (3 phase, 300 kVA)	1	EA	\$15,000.00	\$15,000.00
Electrical Conduit (3" SDR 11, includes trenching and backfill)	785	LF	\$50.00	\$39,250.00
Light Poles and Fixtures (LED, 20' Aluminum Pole)	10	EA	\$3,500.00	\$35,000.00
Communications Tower -Building Mounted Likely	1	EA	\$400,000.00	\$400,000.00
Total for Site Utilities				\$895,250
Subtotal				\$1,544,292.00
CONTINGENCY (15%) ADD				\$231,643.80
2022 Total				\$1,775,935.80
2023 Total (7.5% Inflation)				\$1,909,130.99
*This Opinion of Probable Cost is conceptual in nature and has been developed in reference to conceptual design site improvements. This Opinion of Probable Cost only includes costs for items specifically				

ULSTER COUNTY Government Operations Center - cost comparison

with 15% design contingencies and with 9% escalation through October 2023

	U.C. Original BUDGET 1 story bldg. 11,300 SF footprint / gross	Site 1 GOLDEN HILL Reuse of existing office building	Site 10 PARADIES LANE 1 story bldg. 15,990 SF footprint / gross	delta budget vs G.H.	delta budget vs P.L.
Site / Utilities (per GPI)*	N/A	\$2,219,447 *	\$2,532,436 *	\$2,219,447	\$2,532,436
Construction	\$13,000,000	\$18,949,236 *	\$16,493,553 *	\$5,949,236	\$3,493,553
F F & E		\$300,000 *	\$300,000 *	\$300,000	\$300,000
TOTAL ROUGH ESTIMATE	\$13,000,000	\$21,468,683	\$19,325,989	\$8,468,683	\$6,325,989
Land Acquisition	\$0	\$0	\$3,500,000	\$0	\$3,500,000
Other	\$0	<Health Dept move>	<Remediation>		
ALL-IN COSTS	\$13,000,000	\$21,468,683	\$22,825,989	\$8,468,683	\$9,825,989

* NOTE: Rough estimates are subject to change.

Sitework estimates and cost-per-square-foot calculations are *for budgetary purposes only*.

Actual estimating by the Cost Estimator cannot properly get started ahead of the building design.

6.0 PROS AND CONS

Government Operations Center

Option 1 / Alt 6 **Golden Hill** Adaptive Reuse

Golden Hill PROS	Golden Hill CONS
<ol style="list-style-type: none"> 1. Ownership. County already owns. 2. Use. No change in use of the area. 3. Communications. Tower is located on site. 4. Layout. Both PSAP and EOC fit on 2nd floor. Can accommodate Information Services on 1st floor 5. Location. More “centrally” located within the County and closer to other County sites. 	<ol style="list-style-type: none"> 1. Connections. Does not have redundancy in telecommunications or electric service. Cost prohibitive to make for redundancy. 2. Purchase. Likely need to purchase another building for relocated Health Department. 3. Future-proof. Not much room for further expansion. 4. Layout. Existing structural grid will make for line-of-sight obstructions for PSAP and EOC. 5. Structure. Structural improvements anticipated to address the greater Importance Factor. 6. Development. No option for housing 7. Congestion. Golden Hill is growing significantly. 8. Sustainability. May not be able to reach net zero goals. 9. Duration. Will expand the timeline. 10. Access. One way in / one way out for site. 11. Construction logistics. Current Emergency Services facility across parking lot will create logistical issues during construction.

Option 10 / Alt 6 **Paradies Lane** New Paltz

Paradies Lane PROS	Paradies Lane CONS
<ol style="list-style-type: none"> 1. Connections. Only site with redundancy in both electric and telecommunications for 24/7 fail safe operations (Verizon and Central Hudson). 2. Location. Bringing County operations to southern Ulster County. 3. Location. Immediate proximity to Thruway will potentially help regional staging of state assets. 4. Environmental. Conserves wetlands. Is already entered into the D.E.C.’s voluntary Brownfield Clean-up Program 5. Environmental. Room for largescale solar array. 6. Future Development. Larger parcel can accommodate housing project in future. 7. Constructability. Clean slate as far as construction. Can likely be completed sooner. 	<ol style="list-style-type: none"> 1. Purchase price. Adjusted sale price of 3.5 million (property was just appraised at 4.3 million - with a caveat for environmental remediation costs). 2. Environmental conditions. Known issues as documented by C.T. Male. 3. Environmental conditions. Additional testing wanted by D.E.C. to categorize entire extent of the Brownfield site. 4. Distance. For Government Operations Center, 20-30 minute drive from other county sites.