

**STEUBEN COUNTY AD HOC OFFICE SPACE COMMITTEE**

**STEUBEN COUNTY FINANCE COMMITTEE**

**Special Joint Meeting**

*Monday, August 22, 2022*

*9:55 a.m.*

*Legislative Chambers, 3<sup>rd</sup> Floor, Annex Building*

*Bath, New York*

**\*\*MINUTES\*\***

**OFFICE SPACE  
COMMITTEE:**

Carol A. Ferratella, Chair  
Gary D. Swackhamer

John V. Malter, Vice Chair  
Scott J. Van Etten

Brian C. Schu

**FINANCE  
COMMITTEE:**

Gary D. Swackhamer, Chair  
John V. Malter

Kelly H. Fitzpatrick, Vice Chair  
Brian C. Schu

Jeffrey P. Horton

**STAFF:**

Jack K. Wheeler  
Brenda Scotchmer  
Mitch Alger

Christopher Brewer  
Jennifer Galvan

Jennifer Prossick  
Tammy Hurd-Harvey

**LEGISLATORS:**

Guy Hammond  
Hilda T. Lando  
Aaron I. Mullen

K. Michael Hanna  
Wendy Lozo  
Frederick G. Potter

James Kuhl  
Steven P. Maio  
Paul E. Van Caesele

**ABSENT:**

Robert V. Nichols

**I. CALL TO ORDER**

Mrs. Ferratella called the meeting to order at 9:55 a.m.

**II. GENERAL BUSINESS**

A. County Manager

1. **Allocating ARPA Funds to New Capital Project Entitled "Highway Shop Construction" –**

Mr. Wheeler stated we are going to hold this until September. We did receive bids back, but there have been some complications with the plumbing and mechanical bids.

2. **Awarding the Bid for the Highway Shops Construction Project –**

Mr. Wheeler presented the bid award for the Curtis, Mt. Washington and Prattsburgh highway shops. He recommended awarding the General Construction bid to Building Innovation Group for \$5,662,113 and the Electrical to Matco Electrical Corp. for \$449,500. He recommended rejecting the combined bid for Mechanical and Plumbing. They had originally been bid combined, but they came in higher than what is allowed under Wicks Law. Anything over \$500,000 needs to be bid separately. Also, one of the low bidders withdrew because they realized they had made an error in their calculations. We would like to put this bid back out and plan to award next month. At that time, we will adopt the overall budget and allocate the ARPA funds.

**MOTION: AWARDING THE BID FOR THE HIGHWAY SHOPS CONSTRUCTION PROJECT AS FOLLOWS: GENERAL CONSTRUCTION TO BUILDING INNOVATION GROUP FOR \$5,662,113 AND ELECTRICAL TO MATCO ELECTRICAL CORP. FOR \$449,500; AND REJECTING THE BIDS FOR MECHANICAL AND PLUMBING AND AUTHORIZING THAT PORTION TO BE REBID MADE BY MR. MALTER. SECONDED BY MR. HORTON.**

Ms. Fitzpatrick asked is this within the amount of ARPA funds that we have available? Mr. Wheeler replied it is and we have sufficient funds. The portion of the reconstruction at Mt. Washington we will be able to use restricted ARPA funds as that could be used as a vaccination site in the future. There is sufficient funding in unrestricted ARPA funds to carry this. The bids came back about \$2 million higher than we had estimated. We will still have about \$8 million in restricted ARPA.

Mr. Van Etten asked when will construction begin and how will the process work? Mr. Brewer replied construction will begin in the spring of next year. The two buildings will be demolished in February. Mr. Wheeler explained this will lock in the prices unless we have any change orders. We will be demolishing the existing structures. He did note that we only received one bid for General Construction and we were very surprised by that. The other contractors are exceedingly busy. We were able to put this out about a month and a half quicker than we originally thought. Mr. Wheeler stated Building Innovation Group has been great to work with.

**VOTE ON PREVIOUS MOTION: ALL BEING IN FAVOR. MOTION CARRIES 5-0 (FINANCE) AND 5-0 (OFFICE SPACE).**

Mr. Malter asked what is the completion date for the Cohocton Shop? It seems as though that project is at a standstill. Mr. Rose replied the project is currently at a standstill and there is no set date for completion. We are waiting for the electrical order that we had placed months ago. The General Contractor is requesting if we could use refurbished or new and is looking at the warranty. We cannot power the shop and it goes back to the lead time for products. The project is 99 percent complete. Mr. Van Caesele commented material lead times have been a huge problem everywhere. That is the fallout from COVID.

**MOTION: TO ADJOURN MADE BY MR. HORTON. SECONDED BY MS. FITZPATRICK. ALL BEING IN FAVOR. MOTION CARRIES 5-0 (FINANCE) AND 5-0 (OFFICE SPACE).**

Respectfully Submitted by

Amanda L. Chapman  
Deputy Clerk  
Steuben County Legislature