



YATES COUNTY LEGISLATURE
417 Liberty Street
Penn Yan, New York 14527
Phone 315-536-5150
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Leslie Church
Chairwoman

Emilee D. Miller
Clerk

Date: 1/19/23
TO: Department Heads
Legislators
Press
Public
FROM: Emilee D. Miller, Clerk of the Yates County Legislature
RE: Special Legislative Meeting

NOTICE

The Yates County Legislature will meet in special session on January 25, 2023 at 10:00 a.m. in the Legislative Chambers located at 417 Liberty St., Penn Yan, NY 14527 to review the updated/proposed budget for the New Highway/OES/Public Health facility & Fuel Island and review the proposed values for Contingency & Allowance Authorizations procedures.

Zoom information:

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join.

<https://us02web.zoom.us/j/87325600691?pwd=RTc5ZUdHdVFuNWZEd05IT0F5Y1JUUT09>

Webinar ID: 873 2560 0691

Passcode: 251588

Or One tap mobile:

+16469313860,,87325600691# US

+16465588656,,87325600691# US (New York)

Or join by phone:

Dial(for higher quality, dial a number based on your current location):

US: +1 646 931 3860 or +1 646 558 8656



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Date: 1/24/23

TO: Department Heads
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FROM: Emilee D. Miller, Clerk of the Yates County Legislature

RE: Special Legislative Meeting Material

The following revisions were made this morning to the budget that was previously sent Friday afternoon, January 20th ...

- (1) Removed the \$50,000 budget for the NYSDOT Storm Line; This was carried in the \$3.9M Sitework budget per Watchdog.
- (2) Removed the \$410,887 budget for the Salt barn sitework; These funds were doubled up and carried in the \$3.9M Sitework budget per Watchdog.
- (3) Added \$234,000 for the Metal Siding associated with the Renovation Portion of the Project (Buildings 5,6,7 and 8).
 - a. Assume \$15.00/sf per Watchdog @ 5,500 sf (Building 8) = \$82,500
 - b. Assumed \$15.00/sf per Watchdog @ 10,100 sf (Building 5, 6 and 7) \$151,500.
 - c. Renovation Budget (Alternate #4) could range between \$750,000 to \$800,000.
- (4) Added \$75,000 for the cost for Framing & Fabric for the Salt Barn structure. This is an assumed budget.

	Total Project Cost With Contingencies & Alternates included	With Contingencies & Alternates but no Fuel Island (Previously Approved)	With No Contingencies / Allowances & No Fuel Island (Previously	
New Facility;				
General Conditions	\$ 2,724,242.00	\$ 2,724,242.00	\$ 2,724,242.00	Budget Taken from Watch Dog estimate received 1/20/2023.
Sitework	\$ 3,910,000.00	\$ 3,910,000.00	\$ 3,910,000.00	Budget Taken from Watch Dog estimate received 1/20/2023.
Demolition	\$ 372,649.00	\$ 372,649.00	\$ 372,649.00	Budget Taken from Watch Dog estimate received 1/20/2023.
Concrete	\$ 1,821,697.00	\$ 1,821,697.00	\$ 1,821,697.00	Budget Taken from Watch Dog estimate received 1/20/2023.
Masonry	\$ 347,421.00	\$ 347,421.00	\$ 347,421.00	Budget Taken from Watch Dog estimate received 1/20/2023.
Metals	\$ 86,859.00	\$ 86,859.00	\$ 86,859.00	Budget Taken from Watch Dog estimate received 1/20/2023.
Wood & Plastics	\$ 44,556.00	\$ 44,556.00	\$ 44,556.00	Budget Taken from Watch Dog estimate received 1/20/2023.
Doors & Windows	\$ 195,347.00	\$ 195,347.00	\$ 195,347.00	Budget Taken from Watch Dog estimate received 1/20/2023.
Finishes	\$ 748,244.00	\$ 748,244.00	\$ 748,244.00	Budget Taken from Watch Dog estimate received 1/20/2023.
Specialties	\$ 65,371.00	\$ 65,371.00	\$ 65,371.00	Budget Taken from Watch Dog estimate received 1/20/2023.
Furnishes	\$ 55,989.00	\$ 55,989.00	\$ 55,989.00	Budget Taken from Watch Dog estimate received 1/20/2023.
Special Construction (PEMB)	\$ 2,658,989.00	\$ 2,658,989.00	\$ 2,658,989.00	Budget Taken from Watch Dog estimate received 1/20/2023.
Sander Storage Building	\$ 175,000.00	\$ 175,000.00	\$ 175,000.00	Budget Taken from Watch Dog estimate received 1/20/2023.
Plumbing/FP (Division 21 & 22)	\$ 1,040,000.00	\$ 1,040,000.00	\$ 1,040,000.00	Budget Taken from Watch Dog estimate received 1/20/2023.
HVAC (Division 23)	\$ 1,945,000.00	\$ 1,945,000.00	\$ 1,945,000.00	Budget Taken from Watch Dog estimate received 1/20/2023.
Electrical (Division 26)	\$ 1,969,596.00	\$ 1,969,596.00	\$ 1,969,596.00	Budget Taken from Watch Dog estimate received 1/20/2023.

Salt Barn (Misc. Structures);				
General Conditions	\$ 167,326.00	\$ 167,326.00	\$ 167,326.00	Budget Taken from Watch Dog estimate received 1/20/2023.
Sitework	\$ -	\$ -	\$ -	Salt barn sitework costs included in Sitework budget above per Watchdog 1/23/23 e-mail.
Framing & Fabric	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	Preliminary Assumed Budget
Concrete	\$ 573,381.00	\$ 573,381.00	\$ 573,381.00	Budget Taken from Watch Dog estimate received 1/20/2023.
Renovations (Bldg. 5 through 7);				
General Conditions	\$ 62,509.00	\$ 62,509.00	\$ 62,509.00	Budget Taken from Watch Dog estimate received 1/20/2023.
Demolition & Alterations	\$ 250,588.00	\$ 250,588.00	\$ 250,588.00	Budget Taken from Watch Dog estimate received 1/20/2023.
Doors & Windows	\$ 33,336.00	\$ 33,336.00	\$ 33,336.00	Budget Taken from Watch Dog estimate received 1/20/2023.
Metal Siding	\$ 151,500.00	\$ 151,500.00	\$ 151,500.00	Budget included per Watchdog 1/23/23 e-mail.
Finishes	\$ 83,779.00	\$ 83,779.00	\$ 83,779.00	Budget Taken from Watch Dog estimate received 1/20/2023.
Storage Building (Building 8);				
General Conditions	\$ 18,105.00	\$ 18,105.00	\$ 18,105.00	Budget Taken from Watch Dog estimate received 1/20/2023.
Demolition	\$ 46,950.00	\$ 46,950.00	\$ 46,950.00	Budget Taken from Watch Dog estimate received 1/20/2023.
Doors & Windows	\$ 20,239.00	\$ 20,239.00	\$ 20,239.00	Budget Taken from Watch Dog estimate received 1/20/2023.
Metal Siding	\$ 82,500.00	\$ 82,500.00	\$ 82,500.00	Budget included per Watchdog 1/23/23 e-mail.
Finishes	\$ 39,312.00	\$ 39,312.00	\$ 39,312.00	Budget Taken from Watch Dog estimate received 1/20/2023.

Items Unaccounted for;				
Controls Equipment Budget	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	Budget included as recommended by C&S/Watchdog.
Asbestos Abatement	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	C&D Demo & Disposal Included in above. Need Final Haz-mat report to make final determination.
Replacement of 24" NYSDOT Storm Line	\$ -	\$ -	\$ -	Work may be required as part of our NYSDOT Highway Access Permit. Costs carried in Sitework budget per Watchdog e-mail on 1/23/23.
Total Building Construction Cost	\$ 20,015,485.00	\$ 20,015,485.00	\$ 20,015,485.00	
Fuel Island;				
Fuel Island - General Construction	\$ 1,561,023.00			Contractual Value with LaValley Brothers
Fuel Island - Allowance	\$ 50,000.00			Allowance included in LaValley Brothers contract
Total Fuel Island Construction Cost;	\$ 1,611,023.00	\$ -	\$ -	
Total Construction Cost;	\$ 21,626,508.00	\$ 20,015,485.00	\$ 20,015,485.00	
Other;				
C&S (Engineering Services)	\$ 900,000.00	\$ 900,000.00	\$ 900,000.00	C&S Original Contract Amount
C&S (Additional Services)	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	C&S Additional Services; Cost Estimate by Trophy Point, Environmental Review (3 Properties), etc.
Watchdog Building Partners (CM)	\$ 570,500.00	\$ 570,500.00	\$ 570,500.00	Watchdog Building Partners Original Contract
Additional CM Services (Trailer + 3 months)	\$ 125,000.00	\$ 125,000.00	\$ 125,000.00	CM Office Trailer plus 3 months of Services (20 month schedule vs. 17 month schedule).
Special Inspections Consultant	\$ 175,000.00	\$ 175,000.00	\$ 175,000.00	Preliminary Assumed Budget
Property Acquisitions	\$ 650,000.00	\$ 650,000.00	\$ 650,000.00	Purchase of Houses = \$624,200. Balance for any associated Closing costs.
FF&E Budget (Furniture & Equipment)	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	Preliminary Assumed Budget
Appliances	\$ -	\$ -	\$ 20,000.00	Preliminary Assumed Budget
NYSEG - New Electrical Service	\$ 250,000.00	\$ 250,000.00	\$ 250,000.00	Preliminary Assumed Budget
Total Other;	\$ 2,970,500.00	\$ 2,970,500.00	\$ 2,990,500.00	

Contractor Allowances;				
Bid Package #1; Sitework;	\$ 50,000.00	\$ 50,000.00		
Bid Package #2; Demo & Abatement;	\$ 25,000.00	\$ 25,000.00		
Bid Package #3; General Construction;	\$ 50,000.00	\$ 50,000.00		
Bid Package #3; General Construction;	\$ 25,000.00	\$ 25,000.00		Dumpster Allowance as recommended by Watchdog.
Bid Package #4; Plumbing & Fire Protection;	\$ 20,000.00	\$ 20,000.00		
Bid Package #5; Mechanical;	\$ 20,000.00	\$ 20,000.00		
Bid Package #6; Electrical;	\$ 20,000.00	\$ 20,000.00		
Total Contractor Allowances;	\$ 210,000.00	\$ 210,000.00		

Proposed Project Alternates:				
Alternate #1; Air Compressor & Filling Station	\$ 75,000.00	\$ 75,000.00		Supply & Install of SCBA Bottle Air Compressor & Filling Station; Infrastructure will be Base Bid. PYFD has current bid of \$+/-65K for this equipment.
Alternate #2; Electric Vehicle Charging Stations	\$ 27,000.00	\$ 27,000.00		Supply & Install of three (3) Electric Vehicle Charging Stations; Infrastructure will be Base Bid. County paid \$7,100/unit previously. Assuming \$9,000 each.
Alternate #3; Replacement of Overhead Doors	\$ 126,000.00	\$ 126,000.00		Replacement of all Overhead Door at Building 5, 6, 7 and 8. Assuming \$9,000 per Opening based on off a June 2022 estimate from Martin's OH Door.
Alternate #4; Renovations of Existing Buildings	Included above	Included above		New Siding, Doors, Windows, MEP Upgrades, etc. Some MEP Upgrades & Doors replacements will be base bid. Alternate Budget = \$750K to \$800K.
Alternate #5; Appliances	\$ 20,000.00	\$ 20,000.00		Supply & Install of all Kitchen Appliances (Refrigerators, Microwaves, etc.)
Alternate #6; Furniture, Fixtures & Equipment	Included above	Included above		Supply & Install of all Furniture for the new facility based on C&S drawing A-702.
Total Alternates;	\$ 248,000.00	\$ 248,000.00	\$ -	

Total Construction + Other +Allowances + Alterr	\$ 25,055,008.00	\$ 23,443,985.00	\$ 23,005,985.00	
Project Contingency (5%)	\$ 1,252,750.40	\$ 1,172,199.25		Preliminary Assumed Budget based off advisement from Watchdog.
Grand Total	\$ 26,307,758.40	\$ 24,616,184.25	\$ 23,005,985.00	
Total				
NYSEG - New Natural Gas Services	\$ 1,250,000.00			Preliminary Assumed Budget; Awaiting cost estimate from NYSEG. Cost will be reviewed at a later date when received from NYSEG.
Grand Total w/ NYSEG Gas Service	\$ 27,557,758.40			

Values proposed to PWC Ad-Hoc Committee / Legislature for Contingency & Allowance Authorizations;

Contractor Allowances; Funds that will be included in the Contractor's Price for disbursement upon approval of a change order.

\$0.01 to \$2,499; Allowance Authorization allowed by Highway Superintendent with confirmation and buy-in of the change from the Buildings & Grounds Supervisor, C&S, Watchdog & County Administrator. Funds will come from the Allowance line item within the Prime Contractor's existing contract.

\$2,500 to \$4,999; Allowance Authorization allowed by Highway Superintendent with confirmation and buy-in of the change from the Buildings & Grounds Supervisor, C&S, Watchdog, County Administrator & Ad-hoc Legislative Committee members. Funds will come from the Allowance line item within the Prime Contractor's existing contract.

\$5,000 to \$9,999; Allowance Authorization by Full Legislature with confirmation and buy-in of the change by Highway Superintendent, the Building & Grounds Supervisor, C&S, Watchdog & County Administrator. Funds will come from the Allowance line item within the Prime Contractor's existing contract.

Project Contingency;

Any changes \$10,000 and over will be by a fully reviewed change order with required approval by the by Full Legislature with confirmation and buy-in of the change by Highway Superintendent, the Buildings & Grounds Supervisor, C&S, Watchdog & County Administrator. Funds would come from the Project Contingency line item requiring a full AIA change order.

If and when a contractor's allowance line item is fully expended, all changes for that contract, if required, would come from the Project contingency fund.