

Highway, Buildings and Grounds
Wednesday, October 26, 2022 @ 1:00 PM
Chambers

AGENDA

1:00 PM Call Meeting to Order

Approval of Minutes

- Approval of minutes for September 28, 2022 regular meeting

Other Committee Business

1. County Clerk Michael Keville- Food Court Discussion

Highway:

1. Authorizing the Purchase of Real Property
2. Highway Highlights 10-26-22

Facilities/Maintenance:

1. Authorizing the modification of the 2022 adopted county budget (Mental Health Phase II)
2. Authorizing the Chairman to enter into a Lease Agreement with Kenwood Community Properties, LLC
3. Authorizing the Chairman to award Bid 22-35 and enter into an agreement with Atlas Fence
4. Authorizing the Chairman to award Bid 22-29 and enter into an agreement with MEID Electric
5. Authorizing the modification of the 2022 adopted county budget (ARPA)
6. Facilities Highlights
7. Central Services Monthly Report

Preferred Agenda: Consensus to allow any eligible resolution from today's meeting to be added to the preferred agenda

Next Meeting: TBD

Adjourn

Highway, Buildings and Grounds
Wednesday, September 28, 2022 @ 1:00 PM
Chambers

MINUTES

1:00 PM Call Meeting to Order

Chairman William Zupan called the meeting to order at 1:00 p.m. in Chambers.

Committee Members Present:

Vice Chairman Jon Pinard, Supervisors Paul Walrod, Greg Reuter & Alexander Stepanski

Others Present:

Director of Public Facilities John Regan, Maintenance Supervisor Lyle Malbouf, Highway Superintendent Joe Wisinski, Deputy Highway Superintendent Brad Newman, Highway Operations Manager Rich Durant, Assistant County Attorney Jeff Aumell, Assistant County Attorney Melissa Felton, Board Secretary Kristin Guinto, Board Clerk Emily Bums, Deputy Treasurer Rebecca Marsala, Lincoln Supervisor Melissa During, County Administrator Mark Scimone, Public Information Assistant Ryan Coe, Director of Finance Lou Anne Randall, Director of Planning Scott Ingmire.

Approval of Minutes

- Approval of minutes for August 24, 2022 regular meeting
Motion by Pete Walrod to approve the minutes of the August 24, 2022 regular committee meeting. Second by Alex Stepanski. The motion was Passed.

Other Committee Business

1. Cowaselon Creek Watershed District Discussion
Supervisor John Pinard led the Cowaseleon Creek District Discussion. Pinard provided some background information and history of the District. Deputy Treasurer Rebecca Marsala provided the committee with the property assessment and tax information, such as how many properties in the Town of Lenox and Sullivan pay the District Tax. Discussion was held regarding who benefits from the District and who should be responsible for the maintenance and upkeep of the District such as the limited few taxpayers that currently pay the district tax, the County, all the County Townships or just the Townships that the District is within. Assistant County Attorney Melissa Felton provided information in regards to the property owners and current easements. There were a few suggestions/ideas proposed for the future of the District discussed.

The consensus of the Committee is to roll the unused ARPA Funds that are currently designated for the Cowaseleon Creek District in the 2022 Budget into the 2023 Budget for the mowing maintenance needed in 2023 and continue to develop a plan for the District.

Highway:

1. Five Year Plan - Final Review and Approval

Highway Superintendent, Joe Wisinski, reviewed the Highway Departments 5 year plan with the Committee. Consensus of the Committee is approval of the 5 year plan.

2. Authorizing the Chairman to Enter Into a Software-As-A-Service Agreement with Telus Communications (U.S.) Inc. for Remote Equipment Monitoring Software and Hardware

Motion by Pete Walrod to approve the resolution. Second by Greg Reuter. The motion was Passed.

3. Authorizing the Modification of the 2022 Adopted County Budget

Motion by Alex Stepanski to approve the resolution. Second by Greg Reuter. The motion was Passed.

4. Approving Trade-In of 2016 Gradall XL4100 Excavator

Consensus of the Committee

5. Highway Highlights 9-28-22

Highway Superintendent Joe Wisinski reviewed the Highway Department highlights with the Committee.

Facilities/Maintenance:

1. Authorizing the Chairman to execute change orders for ongoing capital projects

Motion by Pete Walrod to approve the resolution. Second by Greg Reuter. The motion was Passed.

2. Approving Trade-In of 2015 John Deere Tractor

Consensus of the Committee

3. Authorizing the modification of the 2022 adopted county budget (Clockville Water District)

Motion by Greg Reuter to approve the resolution. Second by Pete Walrod. The motion was Passed.

4. Authorizing the modification of the 2022 adopted county budget (ARPA DSS Paving)

5. Authorizing the modification of the 2022 adopted county budget

(ARPA)

Motion by Pete Walrod to approve the resolution. Second by Greg Reuter. The motion was Passed.

6. Authorizing the modification of the 2022 adopted county budget (County Buildings)

Motion by Pete Walrod to approve the resolution. Second by Greg Reuter. The motion was Passed.

7. Facilities Highlights

Director of Facilities, John Regan, reviewed the Maintenance & Facilities highlights with the Committee.

8. Central Services Monthly Report

Director of Facilities, John Regan, reviewed the Central Services August report with the Committee.

Preferred Agenda: Consensus to allow any eligible resolution from today's meeting to be added to the preferred agenda

Next Meeting: Wednesday, October 26, 2022 @ 1:00 p.m. in Chambers

Adjourn

Motion by Greg Reuter to meeting adjourned 2:41 p.m.. Second by Alex Stepanski. The motion was Passed.

RESOLUTION NO. _____

AUTHORIZING THE PURCHASE OF REAL PROPERTY

WHEREAS, Madison County has constructed and is now utilizing an up-to-date highway facility located at 6200 Brown Road, Eaton, NY; and

WHEREAS, the aforementioned Brown Road facility has replaced a now deconstructed out-of-date highway garage located on Cedar Street in the Village of Morrisville, NY (also known as Tax Map Nos.: 111.14-1-14 and 111.14-1-21); and

WHEREAS, Madison County no longer has a use for the Cedar Street property; and

WHEREAS, the Town of Eaton has a use for the property and has asked the County to take it over; and

WHEREAS, Madison County, under the authority of General Municipal Law §72-h, intends to gift the above-mentioned Cedar Street property to the Town Eaton, but will retain an approximate 40 feet by 40 feet parcel and an easement to access said parcel;

NOW, THEREFORE BE IT RESOLVED that the Chairman of the Board is hereby authorized to execute any and all documents in connection with the conveyance of the property from Madison County to the Town of Eaton, which said documents are to be prepared by the Department of Law.

Dated: November 10, 2022

Mary B. Cavanagh, Chairwoman
Government Operations Committee

William N. Zupan, Chairman
Highway, Buildings and Grounds Committee

Highway Highlights 10/26/2022

1. We completed the striping assistance for Chenango County.
2. The Water Street Bridge is complete and open to traffic.
3. Hot Mix Paving on project roads is complete.
4. Shoulders on project roads are complete.
5. One of the previously awarded BRIDGE NY culvert projects, awarded and progressed by the NYSDOT, on Creek road, in the Town of Smithfield, is complete and open to traffic.
6. 3 New employees will be starting in Wampsville in November. One new employee at the Brown Road facility is a Solid Waste transfer.
7. We have been able to utilize millings from project roads to utilize for shoulder material and saved quite a lot on crushed gravel.
8. We completed parking lot paving at the EM Training Facility.
9. Some new equipment has been arriving such as a Loader and Skid Steer in Wampsville, but plow trucks are delayed at least 6 months longer than typical, along with our Shoulder machine and Chipper truck.
10. Crews are still busy getting small projects, work orders, and maintenance projects wrapped up as much as possible, before the weather starts to be too much of a problem.

RESOLUTION NO. _____

AUTHORIZING THE MODIFICATION OF THE 2022 ADOPTED COUNTY BUDGET

BE IT RESOLVED that the 2022 Adopted County Budget be modified as follows:

General Fund

1620 County Buildings

Revenue

	<u>From</u>	<u>To</u>
A162010 428127 Interfund Revenue-Mental Health Dept	\$ <u>59,184</u>	\$ <u>332,684</u>

Control Total

\$ 273,500

Expense

A162010 540356 Mental Health Project-Phase II	\$ <u>-0-</u>	\$ <u>273,500</u>
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Control Total

\$ 273,500

4308 Mental Health-Clinic

Revenue

A430840 444883 Federal Aid Medicaid Admn Claiming	\$ <u>262,320</u>	\$ <u>535,820</u>
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Control Total

\$ 273,500

Expense

A430840 540356 Mental Health Project-Phase II	\$ <u>-0-</u>	\$ <u>273,500</u>
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Control Total

\$ 273,500

Dated: November 10, 2022

Alexander Stepanski, Chairman
Health & Human Services Committee

William Zupan, Chairman
Highway, Buildings & Grounds Committee

Matthew Roberts, Chairman
Finance, Ways & Means Committee

RESOLUTION NO. _____

**AUTHORIZING THE CHAIRMAN TO ENTER INTO A LEASE AGREEMENT WITH
KENWOOD COMMUNITY PROPERTIES, LLC**

WHEREAS, proposals were received and opened on October 4, 2022 for Madison County Board of Elections Office/Storage Space (RFP11-22); and

WHEREAS, all proposals have been canvassed and scored by the Evaluation Committee who made their recommendation for the proposal award to the apparent highest score; and

WHEREAS, the Highway, Buildings and Grounds Committee has reviewed and recommends moving forward with entering into the agreement as recommended by the Evaluation Committee, for the lease of this space;

NOW, THEREFORE, BE IT RESOLVED, that the County accepts the following Proposal for the storage space; to wit:

RFP11-22:

Kenwood Community Property, LLC
163-181 Kenwood Ave
Oneida, NY 13421

Two Year Lease of 2,500 Square Foot at a cost of \$2,500 per month beginning December 1, 2022 and commencing November 30, 2024 with two (2) one (1) year renewal options; and

BE IT FURTHER RESOLVED, that the Chairman of the Board of Supervisors be and is hereby authorized to enter into an agreement on behalf of the County of Madison with Kenwood Community Properties, LLC, in the form as is on file with the Clerk of the Board.

Dated: November 10, 2022

William N. Zupan, Chairman
Highway, Buildings & Grounds Committee

P1122 – Leasing Office Space for Board of Elections

Tally Sheet

	Kenwood Community Properties LLC
Location (40 points)	35
Technical Specifications (20 points)	12
Fee (25 points)	23
Schedule for Occupancy (15 points)	15
TOTAL POINTS	88

RESOLUTION NO. _____

**AUTHORIZING THE CHAIRMAN TO AWARD BID 22-35 AND ENTER INTO AN
AGREEMENT WITH ATLAS FENCE**

WHEREAS, sealed bids were received and opened on October 18, 2022 for the installation of temporary fencing needed for the ReConnect Fiber Project; and

WHEREAS, all bids have been canvassed and reviewed and it is recommended to award the bid to the lowest responsible bidder; and

WHEREAS, the Highway, Buildings and Grounds Committee has reviewed and recommends moving forward with entering into an agreement for the performance of this work; and

NOW, THEREFORE, BE IT RESOLVED, that the County accept the following bid for the work heretofore described, to wit:

Bid Ref No. 22-35 Temporary Fence Installation

**Atlas Fence
6852 Manlius Center Rd.
East Syracuse, NY 13057**

TOTAL	\$ 27,765.00
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BE IT FURTHER RESOLVED, that the Chairman of the Board of Supervisors be and is hereby authorized to enter into an agreement on behalf of the County of Madison with Atlas Fence, in the form as is on file with the Clerk of the Board.

Dated: November 10, 2022

William Zupan, Chairman
Highway, Buildings and Grounds Committee

	A	B	C	D	E	F	G
1		Madison County Purchasing Office Computation of Bids RFB 22-35 Temporary Fence Installation 10/18/2022 @ 2:15 pm					
2							
3							
4							
5							
6							
7				Vendor	1	2	3
				Name	Veteran Fencing LLC	Atlas Fence	Rommel Fence
8	Item No.						
9	1		Temporary Fence, Installation & Removal		\$ 43,500.00	\$ 27,675.00	\$ 29,035.00

RESOLUTION NO. _____

AUTHORIZING THE CHAIRMAN TO AWARD BID 22-34 AND ENTER INTO AN AGREEMENT WITH MEID ELECTRIC

WHEREAS, sealed bids were received and opened on October 11, 2022 for the Emergency Generator Project Installation at the County Office Building (BID 22-34); and

WHEREAS, all bids have been canvassed and reviewed by design engineer Wendel Engineering, who made their recommendation to award the bid to the lowest responsible bidder; and

WHEREAS, the Highway, Buildings and Grounds Committee has reviewed and recommends moving forward with entering into the agreement as recommended by Wendel Engineering for the performance of this work;

NOW, THEREFORE, BE IT RESOLVED, that the County accept the following bid for the work heretofore described, to wit:

Bid Ref No. 22-34 Emergency Generator Project Install at County Office Building

**MEID Electric
10 Castle St.
Oneida, NY 13421**

LUMP SUM	\$467,000.00
<u>ALT. LUMP SUM</u>	<u>\$22,000.00</u>
GRAND TOTAL	\$489,000.00

BE IT FURTHER RESOLVED, that the Chairman of the Board of Supervisors be and is hereby authorized to enter into an agreement on behalf of the County of Madison with MEID Electric, in the form as is on file with the Clerk of the Board.

Dated: November 10, 2022

William Zupan, Chairman
Highway, Buildings and Grounds Committee



Madison County Purchasing Office

Computation of Bids

RFB 22-34 REBID Emergency Generator Project Installation at the County

Office Building

10/11/2022 @ 2:15 pm

			Vendor	1	2
			Name	M.E.I.D Construction	Finger Lakes Comfort / Stella Mechanical & Energy
Item No.					
1		Lump Sum		\$467,000.00	\$985,000.00
2		Alt Lump Sum		\$22,000.00	\$52,000.00



Date: 10/21/2022
Laurie Winters Purchasing Agent
Madison County
138 North Court St.
Wampsville, New York, 13163

**SUBJECT: Engineer's Recommendation to award construction of generators and ATS
Wendel Project No.402006**

Dear Ms. Winters and Mr. Regan

Bids were received and opened for the installation of (2) 200kw natural gas generators and (1) 800-amp service entrance rated automatic transfer switch (ATS), and supporting electrical equipment and labor required for installation and use of the generators. Bid includes all equipment and labor as shown on the construction drawings, documents and specification provided in the RFP. generators in a parallel configuration. The bids are:

1. M.E.I.D. Construction: Bid \$467,000 to provide the equipment and labor to install the generators and \$22,000 to provide EV charging station conduits, as per the construction documents
2. Finger Lakes Comfort/ Stella Mechanical : Bid \$985,000 and \$52,000 for the same scope of work.

On 10/20 and 10/21 Wendel's Engineer Case Smeenk PE. Discussed the project and scope of work with Jason Jones of MEID Electrical. The following are items that were discussed.

1. Case stated he is not familiar with MEID and Jason stated that MEID Electrical is a spinoff of MEID Construction which has been in business for 30+ years. MEID Electrical was formed 6-7 years ago and employs 6 full time electricians and 30 various other employees. MEID Electrical is not a Union Shop.
2. Case asked if MEID has performed other project similar to this project and Jason responded that they have install numerous generators in wastewater treatment plants and office buildings
3. Case asked if Jason has been to the site prior to his bid and Jason stated that he has and that he met with John Regan.
4. Case explained that MEID would be responsible for the entire project and Jason confirmed that he understood that. Specifically, we discussed the following scopes of work are included in the contract.
 - a. Rigging of the Generators and Transfer Switches and any other equipment required to complete the project.
 - b. Generator pads and electrical ductbanks
 - c. Utility coordination with both the electrical and gas utilities.
 - d. UPS and IT work
 - e. Grinding the base of the wall so the ATS will fit properly.
5. Jason asked when construction might start and Case responded as soon as contracts are in place. Jason stated he would like to begin and work thru the winter to get everything ready for the equipment arrival. Case explained that the generators were not expected before April or June of next year and possibly longer. Jason understood this.
6. Case asked Jason if he was comfortable with his bid and Jason responded with. Yes and further stated that he went back and reviewed his bid after he saw Sally's bid.

Due to market conditions, supply chain delivery issues and lack of labor force, both bids are much higher than anticipated. However, based on the interview with Jason Jones of MEID Electrical. Wendel recommends Madison County award this contract for the generator and ATS installation and EV conduits to MEID Electrical for a total of \$489,000. If you have any questions or comments, please do not hesitate to contact me.

Sincerely,

Case Smeenk PE

WENDEL

RESOLUTION NO. _____

**AUTHORIZING THE MODIFICATION OF THE 2022 ADOPTED COUNTY BUDGET
(American Rescue Plan Act of 2021)**

BE IT RESOLVED that the 2022 Adopted County Budget be modified as follows:

General Fund

1631 County Buildings (ARPA)

Expense

	<u>From</u>	<u>To</u>
A163110 529355 Generator-County Office Building	\$516,104	\$745,887
A163110 540352 Morrisville Highway Garage Site	<u>1,550,000</u>	<u>1,320,217</u>
Control Totals	<u>\$2,066,104</u>	<u>\$2,066,104</u>

Dated: November 10, 2022

Mary Cavanagh, Chairwoman
Government Operations Committee

Matthew Roberts, Chairman
Finance, Ways & Means Committee

Facilities Updates 10/26/22

Maintenance Highlights

- Replaced heating unit motors – Vets Building
- Repaired and painted new office space for Assigned Counsel Program; moved Assigned Counsel to new location
- Started installation of new lights in Wampsville Highway Department salt dome
- Hung curtains, installed new vanity, repaired holes and painted – CAC
- Ran new cable for IT in LEB
- Worked with state inspector to complete annual inspections of all County-used buildings and properties
- Worked with Personnel to complete annual audit with Lew Troast
- Leaf cleanup
- Repaired ramp at former Landfill office
- Winter equipment switchover in progress
- Repaired water leak at DSS
- Repaired roofs at Landfill

Q-Ware: 175 this period, year-to-date 1,742

Facilities Projects:

County Sewer Project

- Had a Kick Off Meeting with Taylor from B&L 10/20. Discussed & decided on Pump Station Locations. Gathered some information to assist B&L with design. 60% Design should be complete spring 2023, construction bidding Fall 2023 Construction start spring 2024 complete by summer 2025. Estimated \$6,555,000 project with possible 25-40% grant funding that was applied for.

Cedar Street Highway Garage

- Contractors working until the end of the year completing the removal, weather permitting.

Stand –By Generator Project

- Re-bid for installation were opened 10/11. Recommended by Wendel Engineering to award to MEID, lowest bid, \$489,000. Generators have been ordered through Kinsley. Kinsley reported we won't be receiving equipment until July 2023, but working on trying to get them sooner.

Roofing Project

- Public Health Roof- work is all completed and certified for warranty on 10/21/22
- DMV Roof- see attached infrared scan reports from Tremco. Contractor to provide proposal for repair
- Highway Roof- see attached proposal from Tremco with estimated cost based on the scans that were reviewed last month. Currently \$560,000 budgeted with ARPA funds.
- DSS Roof- Warranty expired in 2015. Tremco to assess the re-coat that was done in 2015 that was a 10 year warranty, more information to follow.

PSB Fire Alarm

- C&S has the drawings going through the QA/QC process and will be delivered soon to start the bidding process.

Jail Isolation Rooms R.T.U. Replacement

- Project to be bid early 2023 for work to be complete in summer 2023.

County Office Building Bathroom Renovations

- King & King working on design. Layouts were approved by County. K&K will provide a schedule with a kick off meeting beginning of the year.

Wayfinding Signage for Wampsville Complex for Interior and Exterior of Buildings

- Next meeting scheduled for 11/4. Meeting to review: Proposed signage plans for campus site and each building interior, Options for the design of the exterior signage, Interior signage design and Preliminary message/ copy for each sign

Delphi Falls Trails and Parking

- Construction ongoing. Phase I contractor will be potentially closing the park at the end of this year to work on both sides of the creek.

Reconnect Project

- Electrical contractor secured to install security cameras. Temporary Fencing company agreement to be approved 11/10. Working with IT to locate the 8 hut locations for the fiber installation. Surveyor will provide point location for each location surveyed. Will be inspecting each location on 11/1 with Joe Wisniski. John also pursuing work orders with National Grid and NYSEG for each location. Also working on surveys and requirements for state roads.

Mental Health Phase II project

- Mental Health budget transfer to cover project being approved 11/10. King & King awarded and working on design. Kick off meeting to be scheduled around the first of the year. Design will be completed just after first of the year, bidding in the spring and construction in summer 2023. Possibly adding some IT

Sherriff Gun Storage

- Evidence storage for Sheriff's department is at capacity. Requested by Sherriff Hood for John to meet with them and come up with other options. John has discussed the possibility to use the Veterans Basement where we have already had King & King Architects design the Central Arraignment spaces that never materialized. Also, narcotics division, is requesting office space, with options of the old Assigned Counsel (Public Defender) or veterans basement Facilities is generating costs to self-perform the work needed in Veterans Basement throughout the winter months and get back to Mark S. with costs.

Exterior Lighting for Courthouse

- Reached out to lighting company to help assist with design or materials to light up the exterior of the courthouse front and sides with different colors for awareness recognition, etc.

ROOF DIAGNOSTIC SURVEY FOR COUNTY OF MADISON-DMV COMPLEX

138 NORTH COURT STREET, WAMPSVILLE, NEW YORK 13163

DRAWINGS

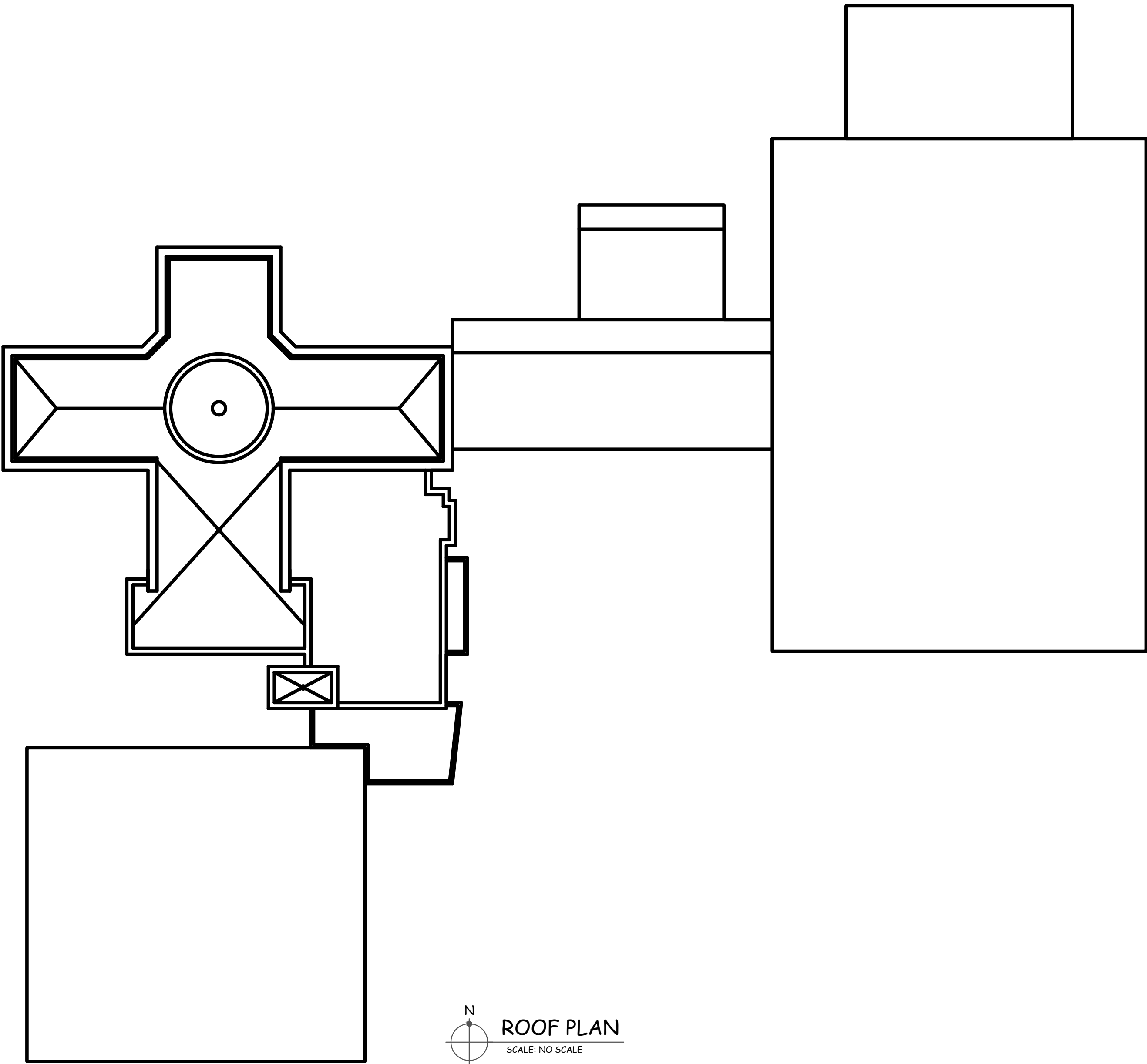
TITLE PAGE

SHEET A

SHEET B

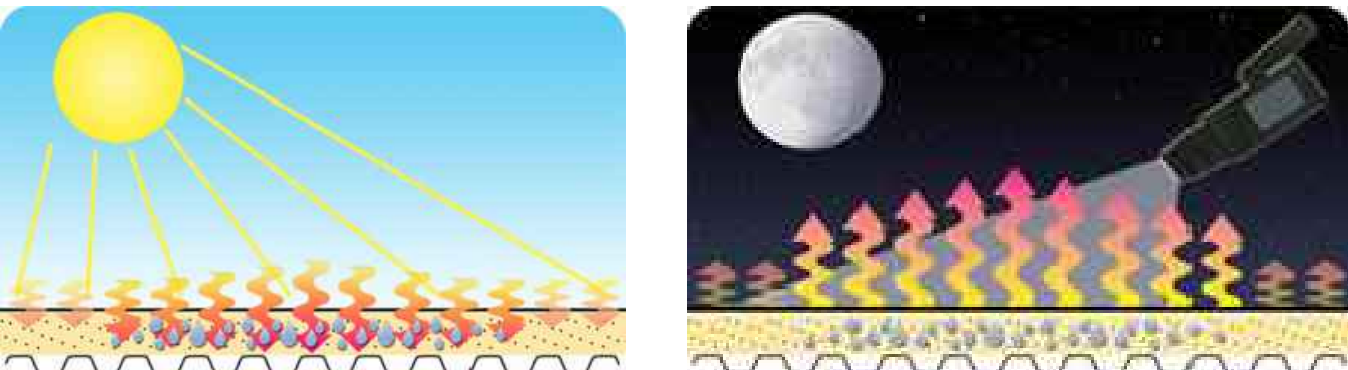
MOISTURE SURVEY

ROOF DATA, THERMOGRAMS & PHOTOS



ROOF PLAN
SCALE: NO SCALE

How An Infrared Survey Works:



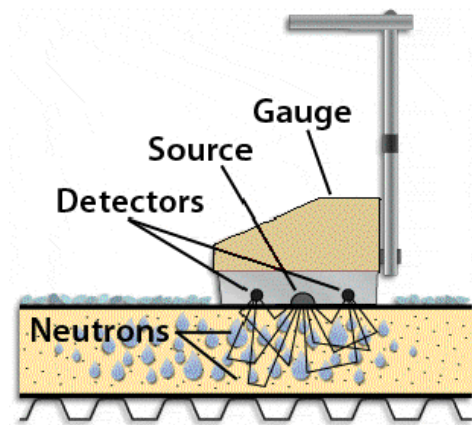
During the daytime, wet roof insulation absorbs more solar energy from the sun than dry roof insulation. During the nighttime, after the roof surface cools, the wet roof insulation will retain more solar energy than dry insulation and these temperature differences are detected by the infrared camera.

The wet roof areas are marked on the roof surface with visible paint markings. The wet roof areas are verified through core cuts and/or a Roof Moisture Meter.

How A Moisture Meter Works:

During the daytime, readings are taken and recorded in random locations and at wet areas found by the infrared camera.

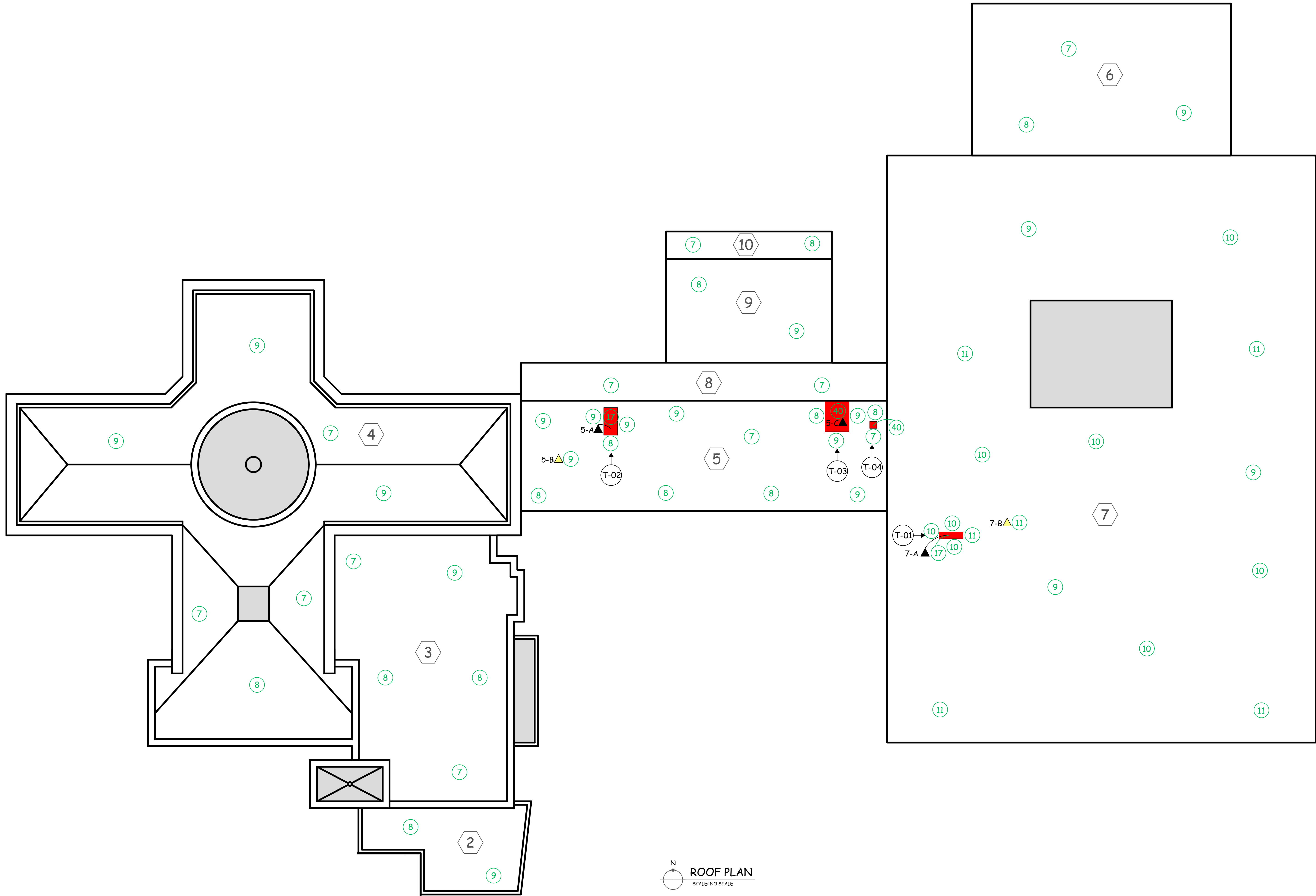
Fast neutrons are emitted from the source in the Roof Moisture Meter into the roof system. The presence of hydrogen in the roof system slows the neutrons. These slowed neutrons as well as the fast neutrons are detected by the Roof Moisture Meter. A reading is displayed in the digital readout and gets recorded.



Core cuts are taken to determine a baseline for dry roof materials. Then wet roof areas are marked on the roof surface with visible paint markings.



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TREMCO'S INFRARED INSPECTIONS ARE PERFORMED BY CERTIFIED (EXPERIENCED) INFRARED THERMOGRAPHERS UTILIZING STATE-OF-THE-ART EQUIPMENT. ALL WORK CONFORMS WITH CURRENT INDUSTRY BEST PRACTICES, AND IS PERFORMED IN ACCORDANCE WITH STANDARDS PUBLISHED BY ASTM INTERNATIONAL AND INFRASPECTION INSTITUTE.



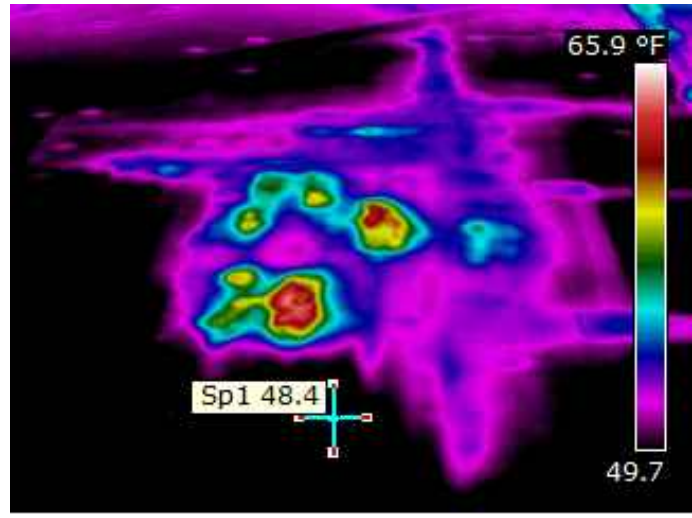
ROOF PLAN
SCALE: NO SCALE

#	ROOF SECTION	P-#	PHOTO	STANDARD KEY OF SYMBOLS			
▲	WET CORE	T-#	THERMOGRAM	■	WET INSULATION	■	N.I.C.
▲	WET CORE	N.A.F.	(NO ANOMALIES FOUND)	■	R.I.M. (RANDOM INTERMITTENT MOISTURE)	■	MOISTURE GRID
▲	WET CORE			■		■	TRACE CORE
▲	WET CORE			■		■	MOISTURE READING

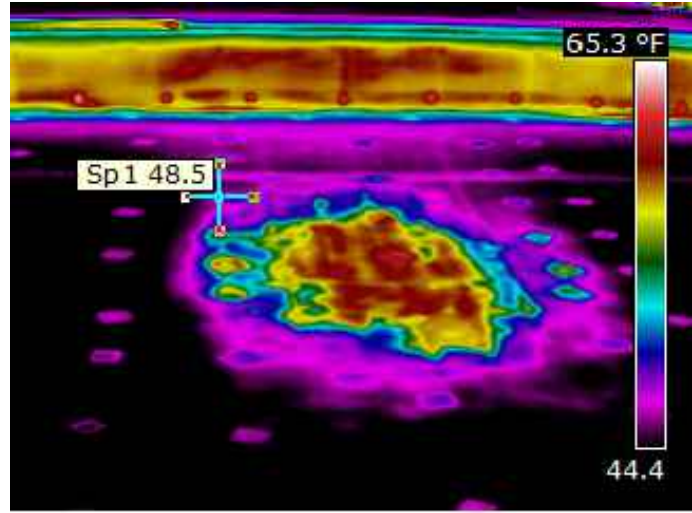


COUNTY OF MADISON
DMV COMPLEX
138 N. COURT STREET
WAMPSVILLE, NEW YORK 13163

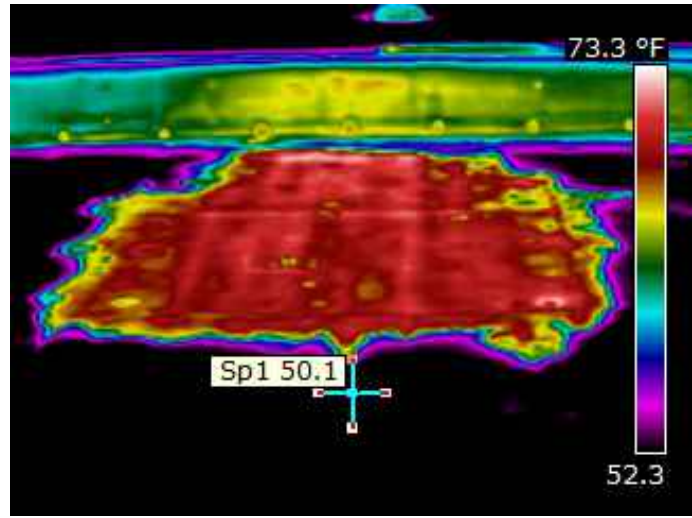
DIAGNOSTIC TECHNICIAN: Z. SCHEIDER	PROJECT NO.: 9734417
DRAWN BY: SR	SHEET NO.: A
DATE: 10/6/2022	



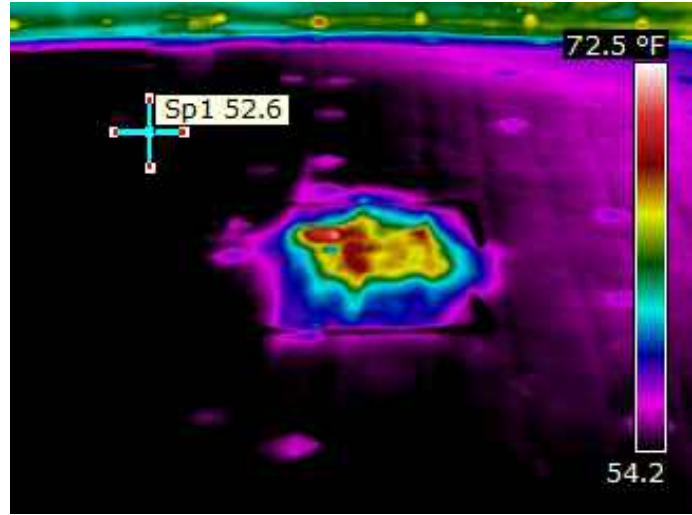
Thermogram T-01



Thermogram T-02



Thermogram T-03



Thermogram T-04



CONSTRUCTION DATA					
ROOF SECTION	CORE CUT NUMBER	MOISTURE READING	MOISTURE PERCENTAGE	ROOF CONSTRUCTION	
5	5-A	17	N/A	SINGLE-PLY (RUBBER) ROOF SYSTEM	
			100%	1-1/2" POLYISOCYANURATE INSULATION	
			100%	2" POLYISOCYANURATE INSULATION	
			60%	1/4" GYPSUM BOARD	
			N/A	METAL DECK	
5	5-B	9	N/A	SINGLE-PLY (RUBBER) ROOF SYSTEM	
			0%	2" POLYISOCYANURATE INSULATION	
			0%	1-1/2" POLYISOCYANURATE INSULATION	
			0%	1/4" GYPSUM BOARD	
			N/A	METAL DECK	
5	5-C	40	N/A	SINGLE-PLY (RUBBER) ROOF SYSTEM	
			100%	2" POLYISOCYANURATE INSULATION	
			100%	1-1/2" POLYISOCYANURATE INSULATION	
			100%	1/4" GYPSUM BOARD	
			N/A	METAL DECK	
7	7-A	17	N/A	SINGLE-PLY (RUBBER) ROOF SYSTEM	
			50%	2" POLYISOCYANURATE INSULATION	
			25%	1" POLYISOCYANURATE INSULATION	
			0%	1/2" POLYISOCYANURATE INSULATION	
			N/A	METAL DECK	
7	7-B	11	N/A	SINGLE-PLY (RUBBER) ROOF SYSTEM	
			0%	2" POLYISOCYANURATE INSULATION	
			0%	1" POLYISOCYANURATE INSULATION	
			0%	1/2" POLYISOCYANURATE INSULATION	
			N/A	METAL DECK	

NOTE:
THE MOISTURE PERCENTAGES ARE INTENDED TO BE USED AS A QUALITATIVE MEASUREMENT RATHER THAN AN EXACT READING.

ROOF AREA DATA			
ROOF SECTION	SIZE (S.F.)	WET (S.F.)	% WET
2	902	0	0.00%
3	3,446	0	0.00%
4	7,579	0	0.00%
5	3,392	99	2.92%
6	3,300	0	0.00%
7	21,080	14	0.07%
8	1,166	0	0.00%
9	14,400	0	0.00%
10	384	0	0.00%
TOTALS	55,649	113	0.20%

ROOF SECTION

△ DRY CORE

▲ WET CORE

P-# PHOTO

T-# THERMOGRAM

N.A.F. (NO ANOMALIES FOUND)

STANDARD KEY OF SYMBOLS

■ N.I.C.

□ MOISTURE GRID

■ WET INSULATION

⊠ R.I.M. (RANDOM INTERMITTENT MOISTURE)

⊞ TRACE CORE

⊞ MOISTURE READING

TREMCO

Roofing & Building Maintenance

wti

COUNTY OF MADISON

DMV COMPLEX

138 N. COURT STREET

WAMPSVILLE, NEW YORK 13163

DIAGNOSTIC TECHNICIAN:
Z. SCHEIDER

DRAWN BY:
SR

DATE:
10/6/2022

PROJECT NO.:
9734417

SHEET NO.:
B



Construction Products Group

John Regan,

On March 23rd, 2021, a visual roof inspection was completed on the Madison County Highway Building. As detailed in our report the previous coating applied by another manufacturer failed due to improper investigation and testing. The images and details we outlined regarding the condition of your roofing system led the county to the decision to move forward with our (Tremco) 20-year warranty roof restoration system.

After our visual investigation and material adhesion testing a diagnostics survey (infrared survey) was performed to determine the amount of wet insulation that needed to be removed and replaced. The diagnostic results confirmed that 31.14% of the highway buildings currently possessed wet insulation. Our total cost for the **restoration portion of the project is \$576,700.00**. The total cost to **remove the wet insulation and infill with existing material is \$443,300.00**. **Making the overall project \$1,020,000.00.**

Please keep in mind that if you were to decide to tear off and replace your entire roofing system, your total cost would be approx. \$1,620,000- \$1,800,000. With our solution we are re-using dry insulation and roofing materials to lower material/labor cost while providing you with a roofing system that is highly reflective, fully uniform (no laps and seams) and can be restored 20 -30 years down the line with our spending funds on replacement.

Tremco provides a long-term asset management approach through proper evaluation, testing and planning to maximize the value of your spending on your building. Our restoration solution will deliver a warranted solution and a roofing system you will never have to tear off and replace again.

We look forward to continuing our relationship and providing you and the county with the best long-term solutions.

Sincerely,

Xavier Mann

xmann@tremcoinc.com

716-316-7680



²¹
Construction Products Group

October 24, 2022

Mr. John Regan
Madison County
138 N Court St
Wampsville, NY 13163

RE: Highway Building Roof Restoration Project

Dear Mr. Regan,

Weatherproofing Technologies, Inc. is pleased to present our proposal for the roof restoration of the Madison County Highway Building. The scope of work is based on a turnkey operation as specified and bid by the OMNIA Partners (Contract # R180903).

PROJECT DESCRIPTION:

Roof Restoration-

1. Remove identified wet insulation.
 - a. Tear-out identified areas of wet insulation down to the underlying deck.
 - b. Install new polyisocyanurate insulation and wood fiber board to match the existing height.
 - c. Over newly installed insulation, install Burmastic Composite Ply HT in POWERply Endure BIO Cold Adhesive.
 - d. Strip in repair areas with Geogard Seam Sealer.
2. Rework primary roof drain bowl assemblies:
 - a. Remove the existing drain clamping ring.
 - b. Install new water-block sealant as needed under the EPDM membrane.
 - c. Install a target patch at the drain location consisting of Permafab embedded in AlphaGuard MTS Base Coat at a coverage of 3-gallons per square. The target patch must extend under the clamping ring and to the edge of the EPDM membrane.
 - d. Install AlphaGuard MTS Top-Coat at a coverage of 2 gallons per square over the target patch.
 - e. Re-install the drain rings and drain domes after the coating has fully cured.
3. Pressure wash membrane and flashings on identified restoration areas.
4. Install High Performance, Single Component, Moisture Triggered Polyurethane Fluid Applied Membrane System.
 - a. Prime roof surfaces with AlphaGuard WB Primer.
 - b. Install single component, moisture triggered polyurethane base coat at 3 gallons per square.
 - c. Fully embed polyester reinforcement into wet base coat.
 - d. Install single component, moisture triggered polyurethane Top-Coat (white) at 2 gallons per square.

5. Touch-up caulk joints as needed on existing pipe portals, counterflashings, drawbands, etc.
6. Provide a twenty (20) year Tremco QA Warranty with inspections at years 2, 5, 10, and 15.

PROJECT INVESTMENT:

Madison County Highway Building	Not to Exceed Budget Amount
Roof Restoration	\$1,020,000.00

Please Note:

- This price is valid for 60 days. After this time, project conditions are subject to reassessment.
- This Proposal is an offer by WTI to provide the Scope of Work set forth above to the Customer on the terms and conditions set forth herein and in WTI's standard terms and conditions (a copy of which may be obtained at <http://www.tremcoroofing.com/filesshare/terms/TandCWTI.pdf>), which are hereby incorporated by reference (together, the "Terms and Conditions"). The Terms and Conditions will govern the Work to the exclusion of any other or different terms, including in any customer purchase order, unless otherwise expressly agreed in writing pursuant to a Master Agreement or similar contract with Customer signed by an authorized representative of WTI.

Respectfully Submitted,

Weatherproofing Technologies, Inc.

MADISON COUNTY CENTRAL SERVICES

PO Box 546
Wampsville, New York 13163
(315) 366 2380

To: Buildings & Grounds Committee
From: Todd Russell - Central Services Technician
Subject: Central Services Monthly Report
Report Date: October 10, 2022

Listed below are the totals for the Central Services Department for the month of:

SEPTEMBER 2022

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Year to Date
Printing													
Jobs	36	62	39	34	44	41	28	82	66				432
Charge Back	\$4,152.02	\$2,899.01	\$2,675.68	\$1,273.98	\$3,142.47	\$2,474.70	\$1,628.10	\$4,747.84	\$1,981.70				\$24,975.50
		NEW PRICING											
Sheets of Paper Printed			24,782	19,426	30,275	42,454	18,825	60,030	20,500				216292
Envelopes Printed	3,000	17,500	12,000	7,000	10,000	11,000	8,000	13,500	16,500				98500
Cases of Blank Paper	20	18	20	24	20	21	30	23	20				196
US Mail Postage													
Pieces Processed	11,065	9,204	10,072	7,882	14,263	8,876	11,478	35,495	9,829				118164
Charged Postage	\$13,797.29	\$7,004.96	\$8,085.30	\$6,419.67	\$10,381.22	\$7,735.61	\$9,334.51	\$22,353.48	\$8,327.63				\$93,439.67
UPS/FEDEX/Other													
UPS Incoming Pkgs.	206	156	207	201	170	238	172	182	311				1843
UPS Outgoing Pkgs.	68	58	79	84	76	94	82	74	41				656
FedEx Incoming Pkgs.	101	56	69	39	39	43	98	84	94				623
Other Incoming Pkgs.	12	24	35	28	9	4	16	6	4				138
Other Outgoing Pkgs.				3		3	1		3				10
Freight & Other Delivers													
	22	7	16	11	8	6	16	5	5				96