

Open Work Session

Capital Improvement Budget and Program (CIP) – General Services

January 16, 2018

Mr. Weston Young, Assistant Director of Administration, and Mr. Pate Matthews, General Services Supervisor, came before Council. Mr. Cannon said Council is trying to get familiar with any specifics that are in the CIP in reference to each Department with large numbers, General Services in particular, and this will give them the opportunity to go over it. Mr. Matthews said they have a lot to take care of.

Mr. Young said he would like to start. He said one of the changes they made a few years ago was moving all the general building projects under the General Services CIP. He said it used to be, for example, if they were dealing with the Hurdle Building, it would be under the Health Department. He said it sort of depends on the extent, such as if it is the structure itself, or heating and air conditioning elements, in which they put it under General Services. He said if it is tied more specifically to the Department's operations, they let that Department manage that project. He said, as Mr. Matthews goes down the list, Council will see they are covering a lot of ground here.

Mr. Matthews said he will start with the Hurdle basement floor. He said he is sure most of Council is aware that a few years ago they had a severe moisture problem in the floor of the Health Department across the street. He said the problem has reappeared, partially, in fact, due to bad material being used. He said they are having delamination of the floor over there, and the real solution is to move everybody out, jackhammer the floor, find out where the water is coming from, and see if they can determine a fix. Mr. Cannon asked if the building was sinking, to which Mr. Matthews responded, he cannot comment on that because he does not know. He said they have a water infiltration issue from somewhere. Mr. Cannon clarified, he does not want to alarm anybody when he says sinking. Mr. Matthews said, apparently, there is something that is causing water to not get away from that part of the building, and they do not know whether it is a topographical feature, or whether it is a physical feature. He said, at this point in time, they do not know the actual point of infiltration, and that is why they have to open the floor up and see where it is coming from. He said, once they know where it is coming from, they will be able to determine whether or not it can be repaired, and how to repair it. Mr. Joe Holloway asked if there has been any information shared from the buildings next to the Hurdle Building as to whether they are having any problems. He asked if anybody has checked, to which Mr. Matthews responded, not to his knowledge. Mr. Cannon said that is a really good point, because it goes downhill from there. Mr. Joe Holloway said, when looking at the courthouse, the basement of the courthouse is probably five or ten feet above the basement of the Hurdle Building because it is built up on a hill, so he is just wondering if anybody else in that general area is having issues. Mr. Young said that is a great question. He said everything is draining to the east prong of the Wicomico River, and, to his knowledge, they have not reached out. He said, to Mr. Cannon's comment, the additional floor was added to that building at some point, and he is pretty sure that did not help things. He said, as Mr. Matthews mentioned, they will not know until they open up the floor and see exactly if it is tidal related, or if it is groundwater related in that the groundwater is trying to go someplace, and another foundation is blocking it. He said they need to figure that out because, at some point, the parking garage came in after that building was there, and that could be impacting things. Mr. Joe Holloway said it could be water running off some of the roofs, and that was just one of his thoughts. Mr. Cannon said it really is a good point, and Mr. Matthews added, it is easy to look into. Mr. Joe Holloway said that was a pond at one time. Mr. Strausburg, Director of Administration, came to the podium. He said several years ago they engaged George, Miles, and Buhr to do a study in an attempt to determine what was causing the hydrostatic

pressure that was buckling the floor, and he does believe they looked at that entire vicinity. He said they could really not provide the County, at the time, with any information that would lead them to a fix for the problem, so they are really at a juncture where they have to do what is being proposed. He said they have to move the people out of the building, and they have to find, if they can, what the source of the water is, and then if there is a solution. He said there are a number of theories as to what it may be, but, at this point in time, they are simply theories. Mr. Joe Holloway clarified, his question was whether or not anybody else in the general vicinity is having any of the same problems, to which Mr. Strausburg responded, he has not heard that, but he will explore that.

Mr. Matthews said, in the first year, they would be asking for funding to do their research, and open the floor up. He said they anticipate this to actually be a time lapse of three years for the whole project. He said they would open the floor, and then they would probably leave it open for a minimum of a year to go through all seasonal cycles to determine, for example, they have water coming over here in the spring, but over here in the fall. He said that would give them a good visual of what the appropriate fix would be, and then in FY 2020 they would be doing the reconstruction and remediation as it came forward.

Mr. Matthews said the next project is a new roof on the Fritz Health Building on Carroll Street. He said this is for FY 2020, and this would be a situation where they would have to remove all of the mechanicals from the roof, remove the roof down to the deck, start over again, and put mechanicals back on. He said it is just, basically, a regular maintenance item that is due.

Mr. Matthews said the next item is replacement of the heating units at the Wicomico Nursing Home. He said right now they have several different kinds of units over there with all kinds of issues, and they are keeping them running on a shoestring. He said they plan on replacing everything with like units, re-plumbing the units that currently are not up to standard, and standardizing the holes that are in the walls. He said, for those who are not familiar, a PTAC unit is like what is seen in a hotel where the heating and air conditioning unit is self-contained in the wall. He said they are coming up on the end of their useful life. Mr. Dodd asked if there are 56 units, to which Mr. Matthews responded, yes. He said, again, the useful life of the units is 20 to 25 years. He said the other thing is, once they have a standard hole for all of them, and a standard unit, theoretically, the replacement at the next point in time would be cheaper.

Mr. Matthews said the next item is the replacement and installation of a pitched roof on the extension office at Nanticoke and Old Quantico Road. He said they have had significant leakage issues over there for the last three years. He said the only way to fix it is to put a truss pitched metal roof on the building, and eliminate the possibility of water laying on a flat roof. He said they also have the old heating and air conditioning unit on the roof, which would be removed, thus eliminating another area where they are experiencing leaks over there with just about every rain.


Mr. Young said the next item on the list is the Circuit Court complex remodeling and renovation. He said this had a prior appropriation, but, when they bid the plans, the bids came in significantly higher, and there were two main reasons. He said they tried a value engineer, but what was not considered in previous costs was the HVAC system. He continued, Mr. Matthews can go into those details, but, if they do this renovation and then have to replace this HVAC unit at a later date, it is going to be more expensive, and they are going to be tearing stuff up, so now is the time to replace the unit there. He said, in the development of the plans, there were some adjustments to be made for PREA regulations, which is the Prison Rape Elimination Act. He said they have to keep juveniles and adults separate, and

there is soundproofing, and additional expenses that were not originally considered. He said they have the Circuit Court Administrator in the audience if Council has any specific questions regarding those regulations. He said, however, the request in FY 2019 for \$800,000 will help them close this project out and build that because that is desperately needed space for Judge Sarbanes and his folks, who, unfortunately, was unable to make it here today.

Mr. Matthews said next on the list is replacement of air conditioning and heating units in the new courthouse. He said, presently, these units are original to the building, and he believes the building was built in 1991, so that puts them at 27 years old. He said the units there are no longer made, they cannot get parts for them, and right now they have six units offline. He said the court reporters have not had heating and air conditioning since September, and every day they get a notification of a problem over there. He said they are proposing replacing all the old equipment with new, more efficient equipment. He said, one of the kickers here is, when they go back to the design of the building, nobody thought about taking the old equipment out at some point in time. He said they are probably going to have to cut a doorway, much like in the telephone building next door. He said at each floor they are probably going to have to cut a doorway in the side of the building to get the original equipment out, and that is going to be an added expense that is included in this dollar amount. He said, hopefully, they can use a window opening and expand it somewhat because this equipment has to be craned in and out. He said the other choice would be to, basically, take it apart as small as they could get it, take a window unit out, take it through a courtroom, and then they still would have to get new equipment back in. He said they have set it up this time with a permanent opening much like seen on the telephone building, and then they will be done with it for 30 years. He said, then, when they need to do it again, they have easy access and are good to go.

Mr. Matthews said last on their list is a replacement of the roof of the Government Office Building in FY 2020. He said it is getting to the end of its life expectancy. He said there are at least two layers on there now, possibly three, which means they would go right down to the deck and start with a new roof system. He said they would clean up whatever they could while up there, and by that he means removing whatever can be removed. Mr. Joe Holloway asked if Mr. Matthews had an engineering company look at this roof before they made this decision, to which Mr. Matthews responded, yes. He said he believes George, Miles, and Buhr was consulted on this. He said, if they go up there right now, there are some bubbles in the roof almost as big as this desktop. He said this would be lamination. Mr. Dodd asked who the Code Enforcement Officer is now, to which Mr. Matthews responded, Rick Dwyer. There was no further discussion.

Signatures on next page



John T. Cannon, President



Larry W. Dodd, Vice President, District 3



Ernest F. Davis, District 1



Marc Kilmer, District 2



John B. Hall, District 4



Joe Holloway, District 5



Matt Holloway, At-Large



Laura Hurley, Council Administrator