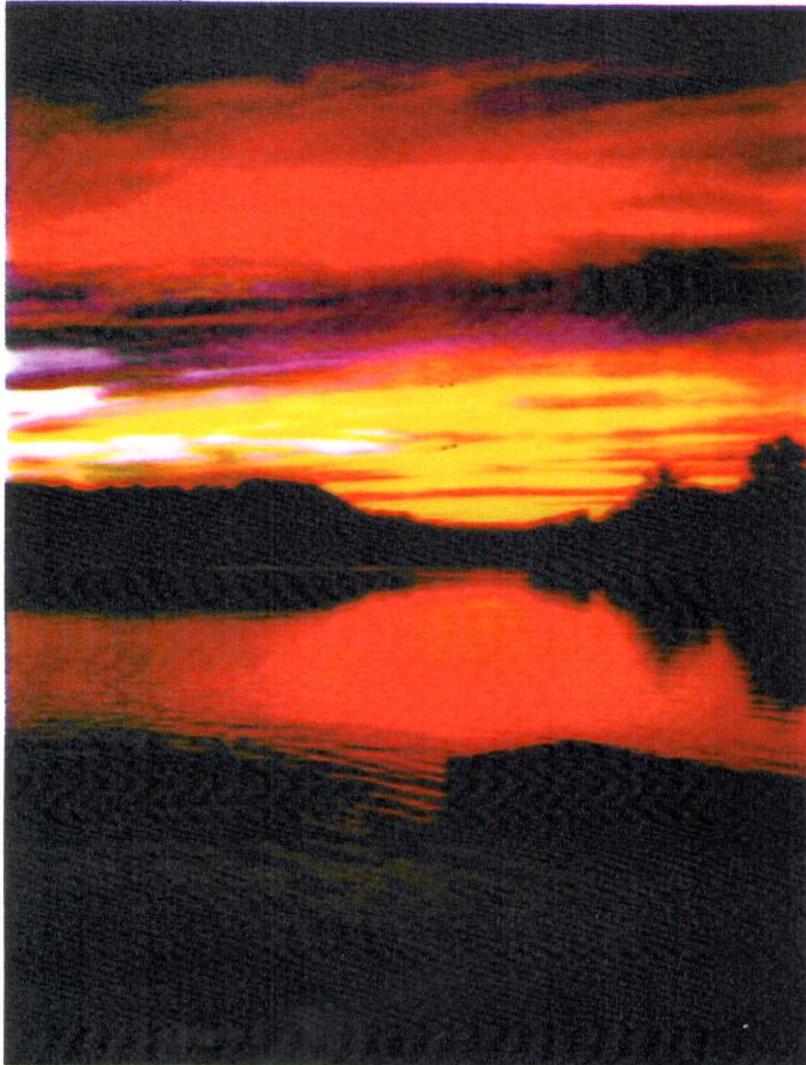


# **2014 Annual Report**

## **Greene County Buildings and Grounds**



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There are many improvements and cost effective measures we can take but it all requires spending the money to save the money.

## B&G

We try to save as much money as we can by doing jobs in house rather than using an outside contractor. We will repurpose materials on hand before we buy new. We have begun keeping track of every expense we are involved with at every location to be able to have a real time operating cost.

This was a very harsh winter. Having purchased new snow equipment, we were able to get the parking lots and walkways clean; faster and better. I am proud of my staff's hard work and efforts for providing safe access to all of our employees.

## 2014 - A Very Productive Year

- Buildings and Grounds was responsible for the extensive renovation of the Public Health and Family Planning spaces, eliminating the need for hiring outside contractors (**SAVING**). A new conference room, two additional exam rooms, electrical wiring, cabinetry and exit doorways were added at material cost only.
- Beautiful new desk stations were created (**SAVING**) for the security guards at the front and rear entrances of the County Office Building.
- Estimates were received from electric companies in conjunction with State funding to change out the lighting at the Catskill Transfer Station to LEDs. Estimated labor and material was \$23,000, Buildings and Grounds changed the lights in 2 days for \$6,000 material only (**SAVING**) the County \$17,000.
- We re-built the salt storage shed at Allen Street, adding a new roof and siding to the already in place structure, (**SAVING**) the cost of an outside contractor.
- We installed a new generator with greater efficiency (**SAVING**) at the communication tower on High Hill Road.
- The heating furnace at the Ashland Highway Garage was replaced with a new and more efficient model (**SAVING**).
- Buildings and Grounds re-sided the south wall at the Historic Catskill Point Warehouse (**SAVING**) the cost of hiring an outside contractor.
- Greene County has partnered with Solar City to install one of the largest solar farms in Upstate, New York AT NO COST TO THE COUNTY. Buildings and Grounds thoroughly investigated different avenues to reduce electric and gas costs also partnering with Viridian Energy. The estimated cost (**SAVING**) for using generated solar power is \$100,000 plus.

## Property Foreclosures and Repossession of County Properties

We have found that when properties are planned to be auctioned for back taxes, there have been useful items found within. We have been able to acquire some of these items for use by the County or our department such as tools, lumber and equipment. Perhaps some items could be taken to our shop to be cleaned up and sold on eBay or by private sale prior to the property auction, this could benefit the County.

## LED Lighting

We have begun changing the County's present lighting systems over to LEDs. This is an expensive initial outlay however, this reduces our electric usage and also eliminates the expense of frequent light bulb and ballast changes. We have installed LEDs in the 4<sup>th</sup> floor hallway at the County Office Building and will continue to the other floors because these lights are on all the time as opposed to the offices that have occupied sensors. We also plan to install LEDs in the out outside lights which will include all office buildings, solid waste locations and garages.

## County Office Building

This building is now 11 years old and the 154 heat pumps are beginning to breakdown. Their typical life expectancy is usually less than 10 years so we have been lucky. In 2013 we changed out 4 heat pumps and another 4 in 2014. Being that we have a plumber and electrician on staff this saves the cost sub contracting.

In early 2014, the lower parking lot was repaved and the reconfigured parking spaces have proven to be more efficient when plowing. Safety hazards such as pot holes and pavement heaves have been eliminated.

## Greene County Courthouse

Buildings and Grounds maintains an office in the Courthouse and we are available when needed. We also provide daily maintenance, art work placement, light bulb and ballast changes and move furniture.

Phase monitors have been installed due to the electrical spikes we have experienced that damage our HVAC and alarm system equipment. These monitors will prevent this from happening.

As we continue to do renovations there, upgrading the lighting to LEDs will prove cost effective.

## The Point

These structures were built in 1880 and are showing their age. In 2014 the north, east and south walls of the Warehouse were resided and painted with the addition of new doors and windows. The paintings on the south wall were removed and their artists rehabilitated them and will be hung up in the spring of 2015.

Event season begins on the 2<sup>nd</sup> of May, 2015. This venue requires constant attention to preserve its beauty. Weekly cleaning of the interior after an event, daily clean up of people's litter, mowing, weeding and weed whacking. The Buildings and Grounds staff makes the grounds look beautiful, put their hearts into it and it shows. We frequently get compliments from those who have had an event here or are our neighbors taking a peaceful walk through.

We plan to repaint the interior flooring of the Warehouse and the outside Plaza in 2015.

## Allen Street

Moving Buildings and Grounds to the 90 Allen Street location has done wonders for this department. Having all of our tools, supplies and vehicles in one location and at the ready has proven to eliminate a lot of backtracking to gather the necessary items. We have painted the building, added new fencing cleaned up the front and back yards making it more appealing to the passerby and neighbors. A new heat system has been added and our lighting has been upgraded from the previous bulb system that was over 20 years old.

In the fall it was necessary to re-build the salt storage shed as the roof was collapsed. It proved tremendously helpful to us this winter.

Looking forward we would like to build or purchase a structure that would be able to house cold storage items as there is very little room available in the County for this. Things like desks, chairs and cubicle walls that still have a useful life and should not be thrown away.

County Fleet parking is awkward and split between the Candyman and Records lots. In the future with a little planning and paving we will have them at Allen Street and free up parking at the other lots for the public.





Greene County  
Buildings and Grounds



## Records

This building is inadequate and not cost effective at all. The roof is 20 years old and is showing its age.

The County has begun digital document recording. Requiring less storage space this could possibly make available the offices used for record storage on the third floor of the County Office Building and perhaps eliminate the Records building, saving us approximately \$20,000 a year in operating costs plus the manpower to maintain, repair and plow. Ultimately the Records footprint could be used for public parking or turned into retail space and put back on the tax roll.

## Future Ideas

If we did build a cold storage structure at Allen Street perhaps it could include a new space for record storage. For example we could build a 7 bay garage; use 4 bays for Buildings and Grounds cold storage, use 1 bay for washing and vacuuming the County Fleet, storage of car seats, etc and 2 bays for climate controlled record storage. We would need to add more surveillance cameras to Allen Street for increased security.

## EOC

This building is in great shape but some minor changes need to be made. During construction, this building was without a roof for a period of time and the plywood flooring was exposed to the elements now causing the flooring tiles to buckle. Repairs to the floor could be carpeting or tile replacement.

EOC Dispatch Security - There are many public meetings held in the multipurpose room at the EOC taking place at all hours. Specifically, if at night when the office staff is gone, this could cause a drastic problem for the 911 dispatchers; fire, tripping a breaker, children crying, etc. The upstairs of this building should be secured and off limits to the public. We could add a public entrance downstairs for use of the Multipurpose Room.

Parking at the EOC - Not enough space, an ongoing issue.

Radio Control Towers - In 2012 we installed a new generator for the radio tower in Hunter. In 2013 we installed a new generator for the "temporary" radio tower in Windham. This has been removed and a permanent generator installed in 2014. In 2014 we installed a new generator at the High Hill tower. These generators are more efficient and have self tests weekly making them more reliable.

Fire Training Center - We removed the top level of the fire tower making it more structurally stable. We will be replacing the fireproof tiling in 2015.

