

**VALLEY VIEW ADVISORY COMMITTEE
MINUTES**

**TUESDAY, SEPTEMBER 21, 2021
3:00 P.M.**

PRESENT: James D. O'Donnell, Chairman
Michael D. Paduch (via telephone), Dan Bloomer, Laurence LaDue, Eric Ruscher,
Rosemary Kukys

ALSO

PRESENT: Laurie R. Tautel, Legislator
John S. Vero, Legislator
Betsy N. Abraham, Legislative Counsel
Scott Razzano, Director of Professional Services, Buildings and Grounds

Mr. O'Donnell opened the committee meeting at 3:00 p.m. and asked everyone to stand for the Pledge of Allegiance. All committee members were present with the exception of Legislator Amo who was absent and Mr. Bloomer who arrived 3:06 p.m.

Mr. O'Donnell stated that he has received no response from Dr. Jason N. Adsit, President, Mount Saint Mary's College on the possibility of getting students involved as part of their thesis; however, he will try one more time.

On the agenda was a discussion on industry standards for gutting the Parry Building.

Mr. Razzano stated that the standard for gutting any building starts with a plan and he asked if a plan was determined for the Parry building. Mr. O'Donnell replied no, but it will be health related and/or an expansion in relation to Valley View.

Mr. Razzano explained that the Parry building is a vast space, and a portion could be used as an expansion of Valley View and/or for medical offices, office space, storage space and veteran housing. He added that when they discuss deconstruction or gutting a building, they need to have a plan and look at the existing layout to see what can be used and the layout of the Parry building works for many things. There are six steps that need to be done: One, planning; two, evaluation of the building elements; three, design process; four, testing for hazardous materials; five, determining if hazard materials are detected, how to proceed either with abatement or encapsulation methods. Six, implementing the plan. In his opinion, it would never be advantageous or cost effective to just gut a building without a well thought out plan in place. An architect and engineering firm would need to be brought in to evaluate and take an in depth look at the structure, exterior surfaces, and mechanical systems. They would also need to test for hazardous materials such as lead and while abatement is very costly, encapsulation is acceptable and about 99% of the time that is what is done. In the long run it would be cheaper to gut the building and deconstruct the inside per their specific needs and if the building was deconstructed and/or portions demolished, would it be done in a "green" manner, and could items be salvaged as there are many companies that purchase salvaged materials. In his research he was shocked to see national averages for demolition and/or interior deconstruction are not applicable to New York State as they are so far out of the realm from the rest of the country. In the western part of the country and down the south the averages run approximately \$4.00 to \$8.00 a square foot; however, in New York State that average is \$45.00 to \$65.00 a square foot. He added that when the Government Center was reconstructed

divisions one and three of the old Government Center were a full gut and division two was completely demolished and removed at a cost \$6.5 million with that demolition coming in at \$31.00 a square foot in 2015. However, today he would estimate that an interior deconstruction of the Parry building, which is an approximately 60,000 square foot building, would run between \$45.00 and \$50.00 a square foot costing \$2.7 million to \$3 million; however, that does not include hazardous materials which would be an additional cost. In addition, there are numerous County departments that could use office space and if a quarter of the Parry building could be used for that it could save the County money in the long run.

Mr. LaDue agreed that they are on the right track. After the last meeting he contacted the Albany County Nursing Home as they recently completed a large renovation, and he was able to acquire some preliminary information. The renovation of that facility modernized their nursing home, and it dramatically increased their medicaid rate overnight based on the vast amount of money they put into it. If they are really talking about the betterment of Valley View, they may want to consider using the Parry building as a new 240 bed facility and move all the residence from the Cousar building to the new 240 bed facility which is already attached to the Glenmere building and is the newer building from 1997. He still has some additional research as he must talk to the accountants to see how this would work with the medicaid rate, create a preliminary drawing and quotes. The advantage would be that Valley View would now be a modern facility and the remainder of the facility that they would be leaving is more modern than the Parry building and it would be an empty shell for someone to come in and do something with it as it would already be up to code and much more marketable. In his opinion, it may be a better road for them to go down and he would suggest scheduling a tour of the Albany County Nursing Home.

Mr. O'Donnell asked if the circumstances were similar and if they went from one building to another. Mr. LaDue replied no, the residents remained in the facility while the renovations were being done.

Mr. O'Donnell asked how that worked out for them. Mr. LaDue replied that his understanding was that it worked out fine and their medicaid rate is now outstanding. He added that when they put in capital requests for improvements it takes a long time to get that medicaid money back, but that could be a different story when they are doing a new building. However, he would need to discuss this with the accountants and conduct a little more research, but he wanted to bring this to the committee's attention as a potential avenue.

Mr. O'Donnell asked that Mr. LaDue investigate those numbers and get them to the committee as quickly as possible as it would be premature to go up to Albany County until they see those numbers.

Mr. Bloomer asked for clarification from Mr. LaDue that they would move residents from the Simon building into a newly renovated Parry building and then market the Simon building. Mr. LaDue replied yes, however, he was unsure if they would still need to use the Simon building rather just the Glenmere building and newly renovated Parry building as the Cousar building also needs to be renovated.

Mr. Bloomer asked if reimbursement was better for a new building. Mr. LaDue replied yes, based on his conversation with the administrator at the Albany County Nursing Home.

Mr. Razzano asked for the current number of beds at the facility. Mr. LaDue replied 360 beds and they are talking about moving the 240 beds in the Cousar building into the Parry building.

Mr. Paduch agreed with Mr. LaDue, and it sounds like a great plan.

On the agenda was an update on solar panels.

Mr. Ruscher explained that he recently spoke to New York State Energy Research and Development Authority (NYSERDA) regarding solar on a few County-owned properties and a great deal of information was garnered. In the past a 10% slope was acceptable; however, they are stating that it should be a 15% slope. New York State Energy Research and Development Authority (NYSERDA) is scheduled to come to Goshen on October 6, 2021, for a site visit and provide input on the property as they have many different programs available. A potential site would be in hay fields and there is some negative feedback that occurs when these types of projects are being placed on agricultural land. If that is the route, they eventually need to ensure that it directly benefits the Valley View campus and/or Orange County with the end benefit being a significant decrease in power costs. As a member of the Agriculture and Farmland Protection Board Mr. Ruscher advised that they are often the last to hear about solar projects on agricultural land.

Mr. O'Donnell commented that they are moving in the direction with a master plan, and he would be discussing at the next round table meeting. The new information provided by Mr. LaDue in regard to the Albany County Nursing Home and the renovation and reimbursements are another avenue to look at. Once they receive the numbers from the accountants, they could possibly conduct a site visit of the Albany County Nursing Home.

The meeting adjourned at 3:25 p.m.