



## COUNTY OF DUTCHESS

### Memo

TO: Dale Borchert, Chairman of the Legislature  
Gregg Pulver, Chairman, Public Works and Capital Projects Committee

FROM: William F.X. O'Neil, Deputy County Executive 

DATE: March 11, 2016

RE: Justice and Transition Center Project

I am responding to questions regarding the Justice and Transition Center project.

**Question:** *Please provide the resolution number for each capital project listed.*

**Response:**

### Capital Projects Requested

Project	Resolution	Capital Project Number
Airport Highway & Street Equip	209085	EA0408
Building Reconstruction - bus garage	2010124	ET0420
DPW Bldgs Bond	2012126	ET0442
Bus Replacement	2015114	ET0483
2007 Bridges - ISTE A	207088	H0383
2007 Bridges - ISTE A	207089	H0384
Dutchess Rail Trail Extension	2012048	H0399
2009 Highway Equipment	209085	H0408
Authorize BAN for ARRA Road & Bridge Projects	2010125	H0410
Dutchess Rail Trail Stage 3	2011272	H0412
Jail Security System	209289	H0414
2010 Vehicle Bond	2010090	H0417
Building Reconstruction	2010124	H0420
Dutchess Rail Trail Stage 4	2011327	H0436
2012 DPW Buildings Bond	2012126	H0442
2014 Parks Improvements	2014188	H0471
2014 Partner/Manageable Growth	2014232	H0476
Water Transmission Line	2015007	H0477
2015 Capital Equipment	2015047	H0481

Caution: The above is the cross reference of resolution numbers to the capital project as requested. I would caution the use of the amortization schedules included in each bond resolution in relation to any debt service analysis. Those fiscal impact projections do not account for changes in interest rates or how many years the bonding may occur in. If it is a multi-year project we would only bond when the cash is needed, which may lead to the issuance of multiple smaller amounts over a number of years, at different rates.

**Question:** *Please fill in the table-(I revised the table to produce the requested information)*

**Response:**

### Average Per Day Cost to House Out

Year	Actual # of Inmate Days Housed Out	Total Cost of Housing Out	Average Per Day Cost to House Out
2008	29,460	\$3,563,689	\$121
2009	29,259	\$3,306,237	\$113
2010	43,183	\$4,623,416	\$107
2011	58,801	\$6,463,080	\$110
2012	74,402	\$8,180,956	\$110
2013	72,233	\$7,864,584	\$109
2014	81,259	\$8,216,532	\$101
2015	32,056	\$3,326,111	\$104

**Question:** *Please provide the meeting minutes from Chazen's meeting with the Department of Environmental Conservation and the New York State Department of Health.*

**Response:**

See Attached #1

C: All Legislators  
Carolyn Morris, Clerk of the Legislature

## Meeting Summary

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**Project Title: Dutchess County Justice and Transition Center**  
**Address: 150 & 182 North Hamilton Street and 108 Parker Avenue; City of Poughkeepsie, Dutchess County, New York**  
**TCC Project Number: 81429.00**

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**Meeting Date, Time:** February 16, 2016, 9:30 AM

**Meeting Location:** NYSDEC 625 Broadway, Albany New York 12207

### Attending:

<u>Attendee:</u>	<u>Representing:</u>
Mr. Michael Mason	NYSDEC
Ms. Noel Knille, AIA, ASLA	Dutchess County (unable to attend due to flight cancellation)
Ms. Arlette St. Romain	The Chazen Companies (attended via conference call due to weather)
Mr. Christopher Lapine, P.E.	The Chazen Companies

### Agenda:

1. Introduction
  - a. The County has purchased the Former Hamilton Reproduction site and Taylor Manufacturing Building. They are in the process of preparing the following documentation to update the records regarding the property transfer of the Former Hamilton Reproduction Site: Notification of Change of Use (to document property transfer) and the Transfer of the Certificate of Completion (COC). The 2015 groundwater sampling and annual site inspection is also being prepared.

2. Review of proposed project.

The existing Jail is limited in the number of program spaces available within the facility which makes it challenging for staff to deliver evidence-based rehabilitative curricula that are essential to successful transition from jail to community. Additionally, the building is inefficient to operate and expensive to staff. Current inmate-to-staff ratios are around 1.2 to 1, much higher than the 3 to 1 ratios achieved in other county jail facilities around New York State.

The existing Sheriff's Office building was originally constructed between 1920 and 1945, with significant renovations over the years and an addition in 1984. It is not configured in a way that supports efficient public interaction and law enforcement activities. The building experiences water penetration, is not energy efficient, and is not handicap accessible.

The proposed DCJTC project will involve the removal of the existing Sheriff's Office Building and garage, removal of the north wing of the Jail (1984 section), dismantling of the Temporary Inmate Housing, and removal of portions of the former Taylor Manufacturing Building. Proposed construction includes an addition to the remaining portion of the Jail, Law Enforcement storage, and new Sheriff's Office Law Enforcement Building. The new Sheriff's Office Law Enforcement Building will be a combination of new construction and repurposing of the former Taylor Manufacturing Building. The expansion of the jail will occur within the former remediated Hamilton Reproduction Property.

3. Review of previous remediation and institutional controls at Former Hamilton Reproduction Site.

Chris and Arlette reviewed the prior site activities, including:

- a) CVOC and SVOC impacts had been identified in southwest corner of the site and removed in 1999-2000. Approximately 1,100 tons of soil (900 non-hazardous and 200 hazardous) were removed from the site.
- b) The remedial actions were documented in a Construction Completion Report, which Chazen and DEC are searching for in their archives.
- c) The Environmental Easement includes these Institutional and Engineering Controls: no use of site groundwater, manage soil consistent with the Site Management Plan, evaluate soil vapor intrusion and/or install sub-slab depressurization system (SSDS) in future buildings, and annual certification of ICs/ECs.
- d) Remaining soil concentrations meet Commercial and Restricted-Residential Use Soil Cleanup Objectives (SCOs) for VOCs, SVOCs (except for select PAHS in sample B4 from 0-4ft), and metals (arsenic concentrations are consistent with background levels; one chromium exceedance of 159 ppm in B9 at 2.5 feet; B8 data for the 0.5 foot sample were confirmed to have inadvertently been shifted up one row on the SMP table and the corrected data meet Restricted-Residential SCOs).
- e) Groundwater CVOC concentrations in and near the source removal area decreased dramatically following the soil removal action. No SVOCs, pesticides, PCBs, or metals issues were identified in groundwater. Elevated metals concentrations were associated with turbidity.

4. Discussion of proposed use change.

- a) The plan is to expand the jail facility onto the Former Hamilton Reproduction site and also onto the former Taylor Manufacturing site to the north. On the Hamilton site, the first floor of the building is planned to be used for mechanical room, infirmary housing, laundry, maintenance, and food service. Inmate dormitories would be on the second and third floors. Mike Mason will seek NYSDOH confirmation, but his assessment is that this planned use remains consistent with the Certificate of Completion as a Commercial Use. The 400 Block Main Street Brownfields project is a similar project nearby that also achieved Commercial Use COC and has residences on the upper floor(s).
- b) There will be landscaped and paved areas. Will need to confirm that the top foot of soil in unpaved areas is clean material. Reconsider regrading to minimize soil disturbance. The SMP will need to be adjusted to include green spaces.
- c) The SSDS and Soil Management Plan will still need to be followed and some updates may be needed (e.g., top foot of clean soil for green space areas). The monitoring well network will need to be retained, or wells replaced if damaged during construction. Mike Mason noted that, pending receipt of the groundwater results, well B1 may be able to be closed and removed from the monitoring program.

- d) If excavated soil is stockpiled, tested, and meets Commercial SCOs, then it can be reused on the site, consistent with the Soil Management Plan.
  - e) Although the Taylor property is not part of the Former Hamilton ERP site, it is adjacent to the ERP site and it would be a good idea to treat soil the same (test before reusing) and install SSDS in these buildings. If subsequent testing shows that the SSDS is not needed, then it does not need to be operated. But it is much easier and cheaper to install the system during building construction than as a retrofit.
5. Review of process for converting to proposed use change.
- a) Mike Mason will try to connect with NYSDOH in the next day or so for confirmation that they concur with him about the planned site use being consistent with the Commercial Use COC.
  - b) Soil management plan will need to be updated.
  - c) The SMP will need to be updated to reflect future use, engineering controls, and institutional controls.
  - d) County will provide the Notification of Change of Use (to document property transfer) and the Transfer of the Certificate of Completion (COC).
  - e) Once the County documents are received, they will be appended to the 2015 groundwater sampling and annual site inspection report, and submitted to NYSDEC.

## Meeting Summary

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**Project Title: Dutchess County Justice and Transition Center**  
**Address: 150 & 182 North Hamilton Street and 108 Parker Avenue; City of Poughkeepsie, Dutchess County, New York**  
**TCC Project Number: 81429.00**

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**Date, Time:** March 7, 2016, 9:30 AM

**Location:** Via conference call bridge line

### Attending:

<u>Attendee:</u>	<u>Representing:</u>
Mr. Michael Mason	NYSDEC
Ms. Maureen Schuck	NYSDOH
Ms. Arlette St. Romain	The Chazen Companies
Mr. Christopher Lapine, P.E.	The Chazen Companies

### Agenda:

1. Introduction
  - a. The County has purchased the Former Hamilton Reproduction site, and plan to extend the existing jail facility on the former Environmental Restoration Program (ERP) site. Chazen previously met with NYSDEC to discuss the process and requested this conference call to seek NYSDOH's concurrence that the planned site use is consistent with Commercial Use allowed under the Certificate of Completion and Environmental Easement.
2. Review of proposed project.

The existing Jail is limited in the number of program spaces available within the facility which makes it challenging for staff to deliver evidence-based rehabilitative curricula that are essential to successful transition from jail to community. Additionally, the building is inefficient to operate and expensive to staff. Current inmate-to-staff ratios are around 1.2 to 1, much higher than the 3 to 1 ratios achieved in other county jail facilities around New York State.

The existing Sheriff's Office building was originally constructed between 1920 and 1945, with significant renovations over the years and an addition in 1984. It is not configured in a way that supports efficient public interaction and law enforcement activities. The building experiences water penetration, is not energy efficient, and is not handicap accessible.

The proposed DCJTC project will involve the removal of the existing Sheriff's Office Building and garage, removal of the north wing of the Jail (1984 section), dismantling of the Temporary Inmate Housing, and removal of portions of the former Taylor Manufacturing Building (located adjacent and to the north of the Former Hamilton Reproduction Site). Proposed construction includes an

addition to the remaining portion of the Jail, Law Enforcement storage, and new Sheriff's Office Law Enforcement Building. The new Sheriff's Office Law Enforcement Building will be a combination of new construction and repurposing of the adjoining former Taylor Manufacturing Building. The expansion of the jail will occur within the former remediated Hamilton Reproduction Property.

3. Review of previous remediation and institutional controls at Former Hamilton Reproduction Site.

Chris and Arlette reviewed the prior site activities, including:

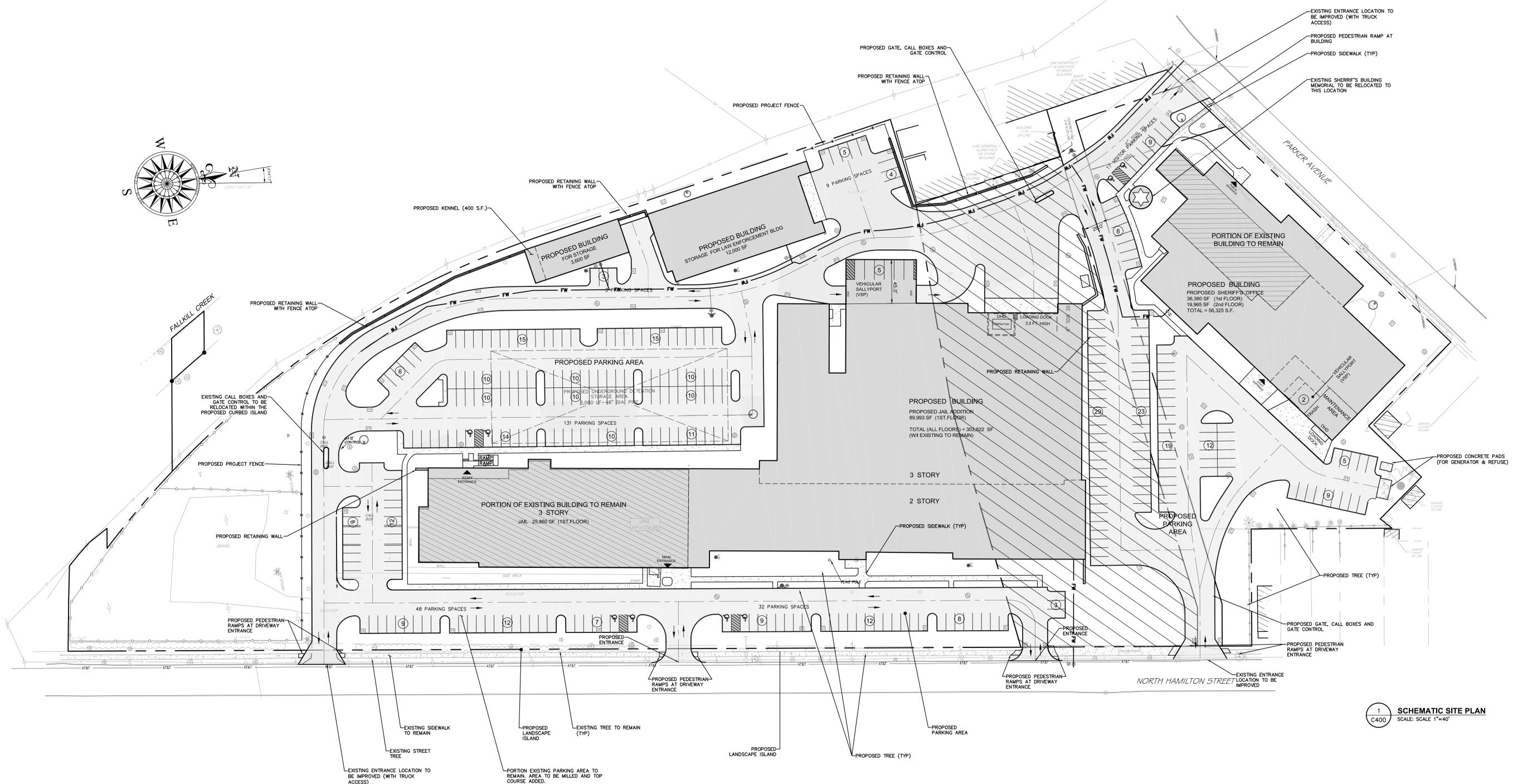
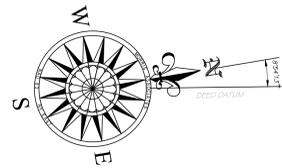
- a) CVOC and SVOC impacts had been identified in southwest corner of the site and removed in 1999-2000. Approximately 1,100 tons of soil (900 non-hazardous and 200 hazardous) were removed from the site.
- b) The remedial actions were documented in a Construction Completion Report, which Chazen and DEC are searching for in their archives.
- c) The Environmental Easement includes these Institutional and Engineering Controls: no use of site groundwater, manage soil consistent with the Site Management Plan, evaluate soil vapor intrusion and/or install sub-slab depressurization system (SSDS) in future buildings, and annual certification of ICs/ECs.
- d) Remaining soil concentrations meet Commercial and Restricted-Residential Use Soil Cleanup Objectives (SCOs) for VOCs, SVOCs (except for select PAHS in sample B4 from 0-4ft), and metals (arsenic concentrations are consistent with background levels; one chromium exceedance of 159 ppm in B9 at 2.5 feet).

4. Discussion of proposed use change.

- a) The plan is to expand the jail facility onto the Former Hamilton Reproduction site and also onto the former Taylor Manufacturing site to the north. On the Hamilton site, the first floor of the building is planned to be used for mechanical room, infirmary housing, laundry, maintenance, and food service. Inmate dormitories would be on the second and third floors. The 400 Block Main Street Brownfields project is a similar project nearby that also achieved Commercial Use COC and has residences on the upper floor(s).
- b) The Former Hamilton Reproduction site is 1.96 acres, and the attached site plan schematic shows that the majority of the site is planned to be developed with structures, parking, and some landscaping that is primarily associated with the parking. No green space recreation areas are proposed.
- c) The buildings and pavement will provide suitable cover. For the landscaped areas, the selected consultant will submit a revision to the Site Management Plan that one foot of clean soil cover will be installed in these areas. The clean material will meet Residential Use SCOs.
- d) The SSDS and Soil Management Plan will still need to be followed. It is anticipated that the SSDS will be installed and operated. If three years of data show that the system no longer needs to be operated, that change will be revisited at that time, consistent with the existing SMP.
- e) Although the Taylor property is not part of the Former Hamilton ERP site, it is adjacent to the ERP site and it would be a good idea to treat soil the same (test before reusing) and install SSDS in these buildings. If subsequent testing shows that the SSDS is not needed, then it does not need to be operated. But it is much easier and cheaper to install the system during building construction than as a retrofit.
- f) Mike Mason and Maureen Schuck agreed that the planned use remains consistent with the Certificate of Completion as a Commercial Use.

5. Action Items.
  - a) The SMP will need to be revised to reflect the new engineering control of one foot of clean soil in green space areas.
  - b) NYSDEC and NYSDOH will review the summary of the conference call to confirm concurrence, before Chazen distributes the update to the County representatives.

Chazen has a follow-up question to ask, came up after the call: Does the Environmental Easement need to be amended to reflect SMP revision?



1 SCHEMATIC SITE PLAN  
C400 SCALE: SCALE 1"=40'

SITE AREA:	12.605 ACRES(TOTAL OF 5 PARCELS)
BUILDING FOOTPRINT :	178,600 S.F. ( 1 ST FLOOR ONLY)
FLOOR AREA (ALL FLOORS):	385,753 S.F.
FLOOR AREA RATIO	0.70
PARKING PROVIDED:	320 SPACES (W/ 8 HANDICAP SPACES) (8 H.C. SP. REQUIRED)

ISSUED FOR SCHEMATIC DESIGN- NOT FOR CONSTRUCTION

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rev.	date	description

PARKER AVENUE & N. HAMILTON STREET / D. C. JUSTICE & TRANSITION CENTER

**DUTCHESS COUNTY**  
**JUSTICE & TRANSITION CENTER**  
**SCHEMATIC SITE PLAN**

CITY OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

designed SMD	checked CPL/MSM
date 05/06/10	scale 1"=40'
project no. 81429.00	sheet no. C400
5 OF 8	

## Arlette St. Romain

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**From:** Schuck, Maureen (HEALTH) <maureen.schuck@health.ny.gov>  
**Sent:** Wednesday, March 09, 2016 2:50 PM  
**To:** Arlette St. Romain  
**Cc:** Mason, Michael (DEC); Chris Lapine  
**Subject:** RE: 81429.00 Dutchess County Justice and Transition Center (DCJTC)

Arlette,

I have reviewed your Meeting Summary of our recent discussions regarding the intended use of the former Hamilton Reproduction site in Poughkeepsie, Dutchess County.

I agree with the Summary and have no comments. Thank-you--Maureen

### *Maureen E. Schuck*

*Region Chief, Regions 3, 6 and 7  
Bureau of Environmental Exposure Investigation  
New York State Department of Health  
Empire State Plaza, Corning Tower, Room 1739  
Albany, NY 12237*

**EMAIL:** [maureen.schuck@health.ny.gov](mailto:maureen.schuck@health.ny.gov)  
(518) 402-7860

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**From:** Arlette St. Romain [mailto:[arlette@chazencompanies.com](mailto:arlette@chazencompanies.com)]  
**Sent:** Wednesday, March 09, 2016 2:07 PM  
**To:** Schuck, Maureen (HEALTH) <maureen.schuck@health.ny.gov>  
**Cc:** Mason, Michael (DEC) <[michael.mason@dec.ny.gov](mailto:michael.mason@dec.ny.gov)>; Chris Lapine <[clapine@chazencompanies.com](mailto:clapine@chazencompanies.com)>  
**Subject:** FW: 81429.00 Dutchess County Justice and Transition Center (DCJTC)

Hi Maureen,

I know you are swamped, but wanted to touch base quickly and see if you also concur with this meeting summary.

We have a meeting with the County tomorrow, and it would be great to have your input before then.

Thank you so much,

Arlette

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**From:** Arlette St. Romain  
**Sent:** Tuesday, March 08, 2016 9:22 AM  
**To:** 'Mason, Michael (DEC)' <[michael.mason@dec.ny.gov](mailto:michael.mason@dec.ny.gov)>; Schuck, Maureen (HEALTH) <[maureen.schuck@health.ny.gov](mailto:maureen.schuck@health.ny.gov)>  
**Cc:** Chris Lapine <[clapine@chazencompanies.com](mailto:clapine@chazencompanies.com)>  
**Subject:** RE: 81429.00 Dutchess County Justice and Transition Center (DCJTC)

Thank you. I edited the summary to clarify the SMP revision instead of amendment. Do you know if the ENV Easement can be left as is, should the SMP be revised?

Maureen, Do you concur with the summary?

Warm regards,  
Arlette

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**From:** Mason, Michael (DEC) [<mailto:michael.mason@dec.ny.gov>]  
**Sent:** Tuesday, March 08, 2016 8:20 AM  
**To:** Arlette St. Romain <[arlette@chazencompanies.com](mailto:arlette@chazencompanies.com)>; Schuck, Maureen (HEALTH) <[maureen.schuck@health.ny.gov](mailto:maureen.schuck@health.ny.gov)>  
**Cc:** Chris Lapine <[clapine@chazencompanies.com](mailto:clapine@chazencompanies.com)>  
**Subject:** RE: 81429.00 Dutchess County Justice and Transition Center (DCJTC)

I concur with the summary...Changes to the SMP are listed as revisions( I checked on other sites)....so this would be Revision #1

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**From:** Arlette St. Romain [<mailto:arlette@chazencompanies.com>]  
**Sent:** Monday, March 07, 2016 5:00 PM  
**To:** Mason, Michael (DEC); Schuck, Maureen (HEALTH)  
**Cc:** Chris Lapine  
**Subject:** 81429.00 Dutchess County Justice and Transition Center (DCJTC)

Good afternoon, Mike and Maureen.

Thank you for participating in the conference call this morning to discuss the Former Hamilton Reproduction site (ERP B-00020-3). We appreciate your time and input.

As discussed, attached is a meeting summary for your review and to confirm that everyone is in agreement before we update the County. I did add a question to the end that came up after our call - does the Environmental Easement need to be updated, or is the SMP addendum sufficient?

We look forward to receiving your input and concurrence with this summary. There is a meeting with the County this Thursday afternoon, and we would greatly appreciate it if we could present this summary at that time.

Warm regards,  
Arlette

### **Arlette St. Romain**

Director, Environmental Due Diligence and Brownfields Investigations

#### ***The Chazen Companies***

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[arlette@chazencompanies.com](mailto:arlette@chazencompanies.com)

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