



Office of the County Executive

Monroe County, New York

Adam J. Bello
County Executive

May 6, 2022

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Committee Assignment
ENV. & PUB. WORKS-L
WAYS & MEANS

To The Honorable
Monroe County Legislature
407 County Office Building
Rochester, New York 14614

Subject: Amend the 2022 Capital Budget and Authorize Financing to Increase Funding for the Space Utilization and Renovation of CityPlace Project

Honorable Legislators:

I recommend that Your Honorable Body amend the 2022 Capital Budget and authorize financing to increase funding in the amount of \$16,000,000 for the Space Utilization and Renovation of CityPlace Project.

The Department of Environmental Services, in conjunction with the Division of Real Property Tax Services, performed a space utilization analysis in 2017, with a focus on the office space and functions in the Executive Building (36 West Main Street), CityPlace (50 West Main Street), and the Wegman Building (80 West Main Street). A goal of the space utilization study was to maximize the occupancy of owned office space versus leased office space.

Your Honorable Body by Resolution 246 of 2021 authorized a contract with LaBella Associates, D.P.C. to undertake the design of the space in CityPlace. Renovations will encompass approximately 40,050 square feet ("SF") of office space and will include the entire eighth floor (26,075 SF), portions of the seventh floor (6,380 SF), third floor (4,145 SF) and basement (3,300 SF), and the first floor vestibule (150 SF) on West Main Street. These spaces will be occupied by the Office of Mental Health, the Conflict Defender and Assigned Counsel, Pre-Trial Services, and Law Department-Children's Services Unit. The design and preparation of an opinion of probable costs for the renovation of CityPlace has been completed. The project will also include replacement of the roof, four (4) passenger elevators, and additional HVAC improvements at CityPlace.

This project is scheduled to be considered by the Monroe County Planning Board on May 26, 2022.

The specific legislative actions required are:

1. Amend the 2022 Capital Budget to increase funding for the Space Utilization and Renovation of CityPlace Project in the amount of \$16,000,000 from \$370,400 to \$16,370,400, for a total project authorization of \$16,370,400.
2. Authorize financing to increase funding for the Space Utilization and Renovation of CityPlace Project, capital fund 2011, in the amount of \$16,000,000 from \$370,400 to \$16,370,400, for a total project authorization of \$16,370,400.

This action is a Type II Action pursuant to 6 NYCRR §617.5(c)(1) ("maintenance or repair involving no substantial changes in an existing structure or facility") and (2) ("replacement, rehabilitation or reconstruction of a structure or facility, in kind, on the same site, including upgrading buildings to meet building, energy, or fire codes unless such action meets or exceeds any of the thresholds in section 617.4 of this Part") and is not subject to further review under the State Environmental Quality Review Act.

Funding for this project, consistent with authorized uses, will be available in capital fund 2011 once the additional financing authorization requested herein is approved and in any capital fund(s) created for the same intended purpose. No additional net County support is required in the current Monroe County budget

I recommend that this matter be referred to the appropriate committee(s) for favorable action by Your Honorable Body.

Sincerely,


Adam J. Bello
Monroe County Executive

AJB:db