



# ONEIDA COUNTY BOARD OF LEGISLATORS

ONEIDA COUNTY OFFICE BUILDING ♦ 800 PARK AVENUE ♦ UTICA, N.Y. 13501-2977

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(315) 798-5900

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(315) 798-5404

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## EXPEDITED COMMUNICATIONS FOR DISTRIBUTION FOR THE May 11, 2022 MEETING

VOLUME# 2

(Correspondence relating to upcoming legislation, appointments, petitions, etc.)

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ONEIDA COUNTY  
DEPARTMENT OF PUBLIC WORKS  
George E. Carle Complex  
5999 Judd Road, Oriskany, NY 13424  
Phone: (315) 793-6235 Fax: (315) 768-6299

ANTHONY J. PICENTE JR.  
County Executive

MARK E. LARAMIE, P.E.  
Commissioner

May 6, 2022

Anthony J. Picente Jr.  
Oneida County Executive  
800 Park Avenue  
Utica, NY 13501

FN 20 20-177

## PUBLIC WORKS

### WAYS & MEANS

Dear County Executive Picente,

During the COVID-19 Pandemic, several areas were identified that could improve operations within the Services Division of the Department of Family and Community Services (DFCS). It was further identified that some units experienced inadequate space to allow for safe social distancing. Coordination between staff and programs within the division has also been impaired since the Division has been located in three separate physical locations. This has contributed to a potentially unhealthy work environment, inefficient utilization of limited personnel resources, and recruitment/retention difficulties.

Oneida County does not currently own sufficient space to adequately address the aforementioned conditions and construction of new facilities would require significant time and funding. Therefore, it was determined that leased office space would be the most economical and expeditious solution.

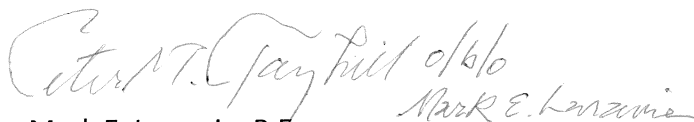
On or about October 18, 2021, proposals were solicited for the lease of approximately 35,000 square feet of professional office space. Special consideration would be given to contiguous office space with close proximity to 800 Park Avenue. On November 5, 2021, one proposal was received from ADRON BUILDING, LLC, for approximately 28,000 square feet of fully renovated office space at 181 Genesee Street (a/k/a the Clark City Center).

Following a detailed review of proposed floorplans, it was determined that the proposed space would meet minimum requirements and the enclosed lease agreement was successfully negotiated. The proposed lease rate is \$312,556.30 annually (\$11.16/sf) for a five (5) year term with an option to renew for an additional five (5) years.

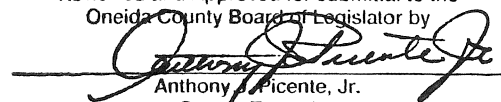
If acceptable, please forward the enclosed lease agreement to the Oneida County Board of Legislators for consideration.

Thank you for your continued support.

Sincerely,

  
Mark E. Laramie, P.E.  
Commissioner

Reviewed and Approved for submittal to the  
Oneida County Board of Legislators by

  
Anthony J. Picente, Jr.  
County Executive

Date 5/6/2022

Oneida Co. Department: Public Works

Competing Proposal \_\_\_\_\_  
Only Respondent \_\_\_\_\_  
Sole Source RFP \_\_\_\_\_  
Other \_\_\_\_\_

**ONEIDA COUNTY BOARD  
OF LEGISLATORS**

**Name & Address of Vendor:**

ADRON BUILDING, L.L.C.  
185 Genesee Street  
Utica, New York 13501

**Title of Activity or Service:**

Harza Building - Lease of Office Space  
181 Genesee Street, Utica

**Proposed Dates of Operation:**

April 1, 2022 – March 31, 2027 (Initial Term)  
April 1, 2027 – March 31, 2032 (Renewal Term)

**Client Population/Number to be Served:**

**Summary Statements**

- 1) **Narrative Description of Proposed Services:** This lease for office space in the Harza building for an initial five (5) year term includes a renewal term of an additional five (5) years with a three point five percent (3.5%) annual base rent increase, or pursuant to the CPI index, whichever is greater. The proposed lease rate is \$312,556.30 annually (\$11.16/sf) for a five (5) year term with an option to renew for an additional five (5) years.
- 2) **Program/Service Objectives and Outcomes:** N/A
- 3) **Program Design and Staffing:** N/A

**Total Funding Requested:** \$3,125,563.00 **Account #A6011.417**  
(For a base rent of \$280,000.00 plus amortization of construction costs at \$32,556.30 annually)

**Oneida County Dept. Funding Recommendation:** \$3,125,563.00

**Proposed Funding Sources (Federal \$/ State \$/County \$):** County \$

**Cost Per Client Served:** N/A

**Past Performance Data:** The County has leased space with this vendor in the Adirondack Bank building for over a decade and has a good relationship.

**O.C. Department Staff Comments:** Actual monthly rent will increase once construction costs are finalized.