

**STATE OF NEW YORK
UNIFIED COURT SYSTEM
OFFICE OF COURT ADMINISTRATION**

**Recommendation of the First Deputy Chief Administrative Judge
Re: Capital Plan Amendment Submitted by Dutchess County**

SUMMARY

Dutchess County (“County”) is completing a county-wide upgrade of all its HVAC systems. It is a multi-phased project that will span four years. The project requires multiple relocations and the use of swing space and temporary work locations. The phasing plan was vetted by court staff and court security during the project’s development. The County has also completed various other capital projects such as an elevator modernization project, installing an emergency back-up generator, and fire alarm modernization at the Dutchess County Courthouse (10 Market Street, Poughkeepsie) and cooling tower replacement, security system upgrades, and renovating and creating a new courtroom at the Dutchess County Family Court (50 Market Street, Poughkeepsie). Dutchess County is also in the process of leasing a new location for the Commissioner of Jurors at One Civic Center Plaza, which is across the street from the Supreme Court building at 10 Market Street. The County has also provided information about various planned future projects.

The County engaged all parties necessary for these projects, and the UCS is satisfied with the capital plan amendment. It is recommended that the Board approve the County’s capital plan amendment.

BACKGROUND

The County has recognized since 2016 that the heating and cooling system at 10 Market Street is inadequate. The building currently has no central air conditioning or ventilation system, and cooling is provided by window-mounted air conditioners. The boilers are also in need of replacement. The County commissioned a study to evaluate the existing HVAC system, and the report recommended a full replacement. The project was delayed due to the COVID-19 pandemic, but the County is now moving forward, and the project has been awarded to Pierotti Corporation.

PROJECT OVERVIEW

The HVAC modernization project involves a comprehensive HVAC system upgrade for the entire courthouse building at 10 Market Street, which spans approximately 60,000 square feet across four floors and a basement. All courtrooms, offices, support areas, and mechanical rooms will receive new HVAC installations. The County will purchase new cooling equipment to be installed in the County Office Building next to the courthouse at 10 Market Street. The courthouse will receive a dedicated heating and ventilation system, and a new building

management system (BMS) to control the functions of the modernized HVAC system.

Pierotti Corporation was awarded the construction contract in December 2023. The Dutchess County Legislature approved the funding for design and planning in 2016 (\$800,000), construction and design phase in 2019 (\$16.6 million), and additional construction funding in 2023 (\$15.3 million). The construction commenced in June 2024 and is currently ongoing. One courtroom and related ancillary space will be shut down at a time to perform the work. The County worked with UCS architects to come up with a plan to create a swing courtroom. The project will conclude by August 2028.

BUDGET/FINANCING

The Dutchess County Legislature issued bonds for the project expenses. All project financing has been provided by Dutchess County. They are not seeking state interest aid to fund project costs.

ADDITIONAL PROJECTS

Dutchess County also completed an elevator modernization project in 2020, installed an emergency back-up generator in 2020, and a fire alarm modernization project in 2022 at the Dutchess County Courthouse (10 Market Street, Poughkeepsie). The County has completed cooling tower replacement in 2012, security system upgrades in 2016, and renovated and created a new courtroom in 2025 at the Dutchess County Family Court (50 Market Street, Poughkeepsie).

Dutchess County shared that future anticipated projects for 10 Market Street include the fire pump and motor replacement project anticipated to commence in 2027 and the roof replacement project anticipated to commence in 2028. Future anticipated projects for 50 Market Street include the replacement of the diesel-powered emergency back-up generator (anticipated for 2026), fire alarm modernization project (anticipated for late 2025), elevator modernization project (2027), and roof replacement project (2030).

Dutchess County is also in the design phase for an HVAC modernization project at the Dutchess Family Court building at 50 Market Street. The existing system is 20 years old and at the end of its useful life. The new HVAC system will encompass the entire building, and the County will purchase materials and services for the project. The construction work is tentatively planned for 2027 and will be publicly bid.

The County is also in the process of leasing a new space for the Commissioner of Jurors building. The current space at 228 Main Street has an awkward layout and cannot accommodate those with mobility, sight, or hearing impairments. It would be prohibitively expensive (\$10 million) to refurbish the historic building, therefore, the County has decided to relocate to a new facility. The new space will be leased office space at One Civic Center Plaza. The County plans to move the Commissioner of Jurors into the leased space at the end of 2025.

RECOMMENDATION

The Ninth Judicial District, OCA's architectural team, OCA's security team, and the Executive Office have reviewed the County's project plans and are satisfied with the capital work that has been completed and that is planned for the future. First Deputy Chief Administrative Judge Norman St. George, acting in his official capacity as designated by the Chief Administrative Judge, recommends that the Board approve this capital plan amendment.