

1. 9:30 A.M. Board Of Managers Meeting

Agenda:

1. Award Chemical bid to Slack Chemical, \$8.30/gal as recommended by Filtration plant.
2. Approve a contract amendment w/CTMale for City Hall windows for approximate \$52,795.00

Documents:

[CHEMICALRECOMMENDATION.PDF](#)  
[CTMALE.PDF](#)

**Yando, Lori**

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**From:** Water Filtration Plant  
**Sent:** Wednesday, January 27, 2021 11:53 AM  
**To:** Yando, Lori  
**Subject:** Filtration Plant Chemicals

Hi Lori, I'd like to recommend that we award the Sodium Permanganate to Slack Chemical at a price of \$8.30/gallon. I am requesting this be presented to the Board of Managers at their next meeting. Thank you, Jason Oliver Chief Water Plant Operator

## Yando, Lori

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**From:** Seman-Graves, Joseph  
**Sent:** Tuesday, February 2, 2021 9:17 AM  
**To:** Keeler, William T. - Mayor; Kremer, Brian; Primeau, Amanda; Yando, Lori  
**Cc:** Napier, Stephen; Nathan, Garry; Bourgeois, Theresa  
**Subject:** February 2021 Common Council Agenda Items  
**Attachments:** Agenda Item\_Request to Authorize Contract Amendment with C T Male Associ....pdf;  
Agenda Item\_Request to Authorize City to Submit CDBG Application for Rem....pdf

Good morning all,

Please see the attached agenda item requests for the Common Council this month which are as follows:

- An authorization for the City to apply for funding through the Community Development Block Grant (CDBG) program for the 2020 round of funding (yes, 2020 got rolled out a bit late). This is a previous application that we were not awarded funding under as we did not have enough in matching funds, which we do now as we accepted a \$100,000 grant from National Grid in April of 2020 for this project. We plan on submitting this application ahead of the March 15<sup>th</sup> deadline, and will be seeking a municipal resolution to compliment the application.

The second request is for the authorization of a contract amendment with C.T. Male Associates for the sum of \$52,795.00 to conduct window services at City Hall. **This one needs to go to the Council and the BOM.** C.T. Male Associates did very similar work on the Music Hall ahead of the window replacements that were done a few years back. The work includes their window replacement evaluation services (\$8,640.00), window mockup and installation services (\$38,220.00). Additional costs for lead and asbestos abatement (\$4,435.00) and for air monitoring (roughly \$1,500.00 +/-) are identified within the attached emails from Rich Campagnola of C.T. Male Associates. The air monitoring fee is an hourly rate which was calculated based on a full day of work, however, that price (\$1,500.00) may fluctuate slightly depending on the final amount of billable hours. This gives us an approximate total of \$52,795.00.

Thank you, and please reach out should you have any questions.

Best,  
Joe

**Joseph Seman-Graves**

**City Planner**  
**City of Cohoes**  
97 Mohawk Street  
Cohoes, NY 12047  
518-233-2130 ext. 130  
518-233-2162 - Fax  
[jseman-graves@ci.cohoes.ny.us](mailto:jseman-graves@ci.cohoes.ny.us)  
<http://www.ci.cohoes.ny.us>

REQUEST FOR AGENDA ITEM  
Legislative Request / BOM Request

Legislative Request  BOM Request

Date 2/02/2021

Department Planning

Contact Person Joe Seman-Graves

PERPOSE FOR REQUEST:

Adoption of Resolution: \_\_\_\_\_

Adoption of Local Law: \_\_\_\_\_

Adoption of Ordinance: \_\_\_\_\_

Budget Amendment: \_\_\_\_\_

Bond Approval: \_\_\_\_\_

Contract Authorization:

Other (Briefly Explain) \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Budget Amendment (State the following)

Increase Account/Line No. \_\_\_\_\_

Decrease Account /Line No. \_\_\_\_\_

Source of Funds \_\_\_\_\_

CONTRACT AUTHORIZATION

Purchase Equipment/Supplies: \_\_\_\_\_

Lease Equipment/Supplies: \_\_\_\_\_

Professional Services:

Education/Training: \_\_\_\_\_

Settlement of Claim: \_\_\_\_\_

Grants:

New \_\_\_\_\_

Renewal \_\_\_\_\_

Submission Dead Line \_\_\_\_\_

Fiscal Impact in Dollars or Percentage

Federal     0    

State     0    

City of Cohoes \$52,795 +/-

National Grid     0    

All back -up material has been submitted   x  

Explanation:

As discussed last month, the City is anticipating to purchase our existing street lighting infrastructure, convert them to LED lighting units, and realize a savings of nearly \$9 million over the next 20 years. The Mayor has indicated that he intends to place \$3 million from that savings into a Historic Building Restoration Fund which will be used to address physical concerns surrounding the City-owned historic buildings - including City Hall, the Music Hall, and the Library.

Among the top priority items pertaining to City Hall are the nearly 330 windows that are compromising the efficiency of the building's envelope which leads to wasted energy, increased costs, and a serious safety concern as windows have literally fallen out and onto the adjacent sidewalks (see attached pictures). The next steps in the process are to begin identifying which windows must be replaced, completing the State Environmental Quality Review, obtaining approvals from the State Historic Preservation Office (SHPO), and to create and install mockup windows to identify unforeseen circumstances which will help guide the creation of a bid document.

The City has already gone through this process with the Music Hall, and by doing so was able to identify that the original replacement windows were nearly 1/2" off in size. We are seeking to have C.T. Male Associates, the same company that evaluated the Music Hall windows, also evaluate the windows at City Hall. C.T. Male Associates already has a Master Service Contract with Cohoes to work on City Hall, so this would be an authorization of an amendment to an already existing contract.

Article 5, section 5.2.2 of the Master Service Agreement highlights the costs of the window replacement evaluation services (\$8,640.00) and of the window mockup and installation services (\$38,220.00). Additional costs for lead and asbestos abatement (\$4,435.00) and for air monitoring (roughly \$1,500.00 +/-) are identified within the attached emails from Rich Campagnola of C.T. Male Associates. The air monitoring fee is an hourly rate which was calculated based on a full day of work, however, that price (\$1,500.00) may fluctuate slightly depending on the final amount of billable hours. This gives us an approximate total of \$52,795.00.

When this work is completed we will be able to create a bid document (just as we did with the Music Hall) and get a final price on the identified scope of work pertaining to the City Hall windows. We are looking at an estimated completion of this work in the spring

of 2021, which would give the City the opportunity to begin and possibly complete window replacements within the year.

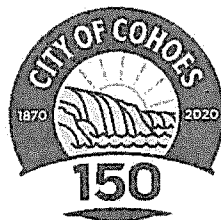
Should you require any additional information please don't hesitate to contact my office at your convenience

Thank you for your time and consideration.

Submitted by: Joe Seman-Graves date 2/2/2021

## CITY OF COHOES OFFICE OF PLANNING

JOSEPH SEMAN-GRAVES  
CITY PLANNER  
[jseman-graves@ci.cohoes.ny.us](mailto:jseman-graves@ci.cohoes.ny.us)



PHONE: 518 233-2130  
97 Mohawk Street  
Cohoes, NY 12047

February 2<sup>nd</sup>, 2021

Honorable William T. Keeler  
Mayor of Cohoes  
97 Mohawk Street  
Cohoes, N.Y. 12047

Re: Authorization to Approve Contract for City Hall Window Services

Dear Mayor Keeler,

As discussed last month, the City is anticipating to purchase our existing street lighting infrastructure, convert them to LED lighting units, and realize a savings of nearly \$9 million over the next 20 years. You have indicated that you intend to place \$3 million from that savings into a Historic Building Restoration Fund which will be used to address physical concerns surrounding the City-owned historic buildings - including City Hall, the Music Hall, and the Library.

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Should you require any additional information please don't hesitate to contact my office at your convenience

Thank you for your time and consideration.

Sincerely,



Joseph Seman-Graves  
City Planner  
City of Cohoes