

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

Agenda:

-

1. Approve a contract with Garland for City Hall Phase I Roof Restoration.

Documents:

[CITYHALLROOF.PDF](#)

Lori Yando

From: Joseph Seman-Graves
Sent: Friday, April 7, 2023 9:33 AM
To: Lori Yando
Subject: BOM Agenda Item Request
Attachments: Agenda Item_Contract with Garland for City Hall Roof Project.pdf

Lori,

I realized ahead of today's BOM meeting that I did not include you on an email earlier in the week regarding a joint Common Council and BOM agenda item. I am attaching that request now and will need to be placed on the next agenda. Sorry for the confusion.

Here is an overview of the agenda item:

A request to enter into a contract with Garland/DBS Inc. for construction of the City Hall Phase I Roof Restoration Project at a cost of \$1,549,734. For some background, The city has taken a step forward in the City Hall Roof Restoration project by seeking an agreement with Garland/DBS, Inc. to carry out the Phase I work. With the Master Intergovernmental Cooperative Purchasing Agreement (MICPA) between Racine County, WI and OMNIA Partners, Public Sector (U.S. Communities) in place, Garland/DBS, Inc. has provided a contract in line with the agreed pricing. The Phase I of the restoration project will address significant structural issues that have plagued City Hall for decades. This will involve replacing approximately 9,300 square feet of missing and damaged slate and roof decking, restoring all of the decorative copper features on the roof, including gutters, valleys, hips, ridges, and cupolas, as well as tackling the structural masonry deterioration. The designs for the project were developed by CT Male associates and have already received approval from the NYS Office of Parks, Recreation, and Historic Preservation, following a review under the standards of the Secretary of the Interior. The total cost for Phase I of the project is \$1,549,734, and Garland/DBS, Inc. secured the contract after receiving bids from multiple companies under the U.S. Communities Cooperative Purchasing Agreement. Titan Roofing, Inc. emerged as the low bidder with the aforementioned price. The city has secured funding for the project through grants awarded by the New York State Office of Parks, Recreation, and Historic Preservation (OPRHP) and the Dormitory Authority of the State of New York, totaling \$1,000,000. Furthermore, the city will be using \$549,743 from the Historic Cleaner Greener Cohoes Bond to cover the remaining cost of the first phase.

Let me know if you have any questions.

Joe

REQUEST FOR AGENDA ITEM
Legislative Request / BOM Request

Legislative Request BOM Request

Date 4/3/2023

Department Building & 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 _____
State \$1,000,000
City of Cohoes \$549,734
National Grid _____

All back -up material has been submitted x

Explanation:

The city has taken a step forward in the City Hall Roof Restoration project by seeking an agreement with Garland/DBS, Inc. to carry out the Phase I work. With the Master Intergovernmental Cooperative Purchasing Agreement (MICPA) between Racine County, WI and OMNIA Partners, Public Sector (U.S. Communities) in place, Garland/DBS, Inc. has provided a contract in line with the agreed pricing.

The Phase I of the restoration project will address significant structural issues that have plagued City Hall for decades. This will involve replacing approximately 9,300 square feet of missing and damaged slate and roof decking, restoring all of the decorative copper features on the roof, including gutters, valleys, hips, ridges, and cupolas, as well as tackling the structural masonry deterioration. The designs for the project were developed by CT Male associates and have already received approval from the NYS Office of Parks, Recreation, and Historic Preservation, following a review under the standards of the Secretary of the Interior.

The total cost for Phase I of the project is \$1,549,734, and Garland/DBS, Inc. secured the contract after receiving bids from multiple companies under the U.S. Communities Cooperative Purchasing Agreement. Titan Roofing, Inc. emerged as the low bidder with the aforementioned price. The city has secured funding for the project through grants awarded by the New York State Office of Parks, Recreation, and Historic Preservation (OPRHP) and the Dormitory Authority of the State of New York, totaling \$1,000,000. Furthermore, the city will be using \$549,743 from the Historic Cleaner Greener Cohoes Bond to cover the remaining cost of the first phase.

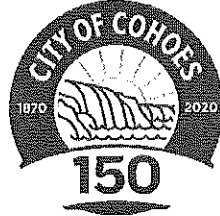
The project is set to commence in June and is expected to be completed by Fall, subject to weather conditions. The city intends to seek additional grant funding to cover the estimated cost of between \$735,941 and \$774,734 for Phase II of the project.

If you have any questions, please refer to the attached contract or reach out to me directly.

Submitted by: Joe Seman-Graves date 4/3/2023

CITY OF COHOES OFFICE OF PLANNING

JOSEPH SEMAN-GRAVES
CITY PLANNER
jseman-graves@ci.cohoes.ny.us



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

April 3rd, 2023

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

Re: Approving a Contract for the Phase I City Hall Roof Restoration Project.

Dear Mayor Keeler,

The city has taken a step forward in the City Hall Roof Restoration project by seeking an agreement with Garland/DBS, Inc. to carry out the Phase I work. With the Master Intergovernmental Cooperative Purchasing Agreement (MICPA) between Racine County, WI and OMNIA Partners, Public Sector (U.S. Communities) in place, Garland/DBS, Inc. has provided a contract in line with the agreed pricing.

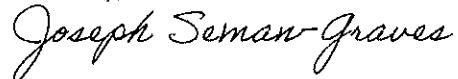
The Phase I of the restoration project will address significant structural issues that have plagued City Hall for decades. This will involve replacing approximately 9,300 square feet of missing and damaged slate and roof decking, restoring all of the decorative copper features on the roof, including gutters, valleys, hips, ridges, and cupolas, as well as tackling the structural masonry deterioration. The designs for the project were developed by CT Male associates and have already received approval from the NYS Office of Parks, Recreation, and Historic Preservation, following a review under the standards of the Secretary of the Interior.

The total cost for Phase I of the project is \$1,549,734, and Garland/DBS, Inc. secured the contract after receiving bids from multiple companies under the U.S. Communities Cooperative Purchasing Agreement. Titan Roofing, Inc. emerged as the low bidder with the aforementioned price. The city has secured funding for the project through grants awarded by the New York State Office of Parks, Recreation, and Historic Preservation (OPRHP) and the Dormitory Authority of the State of New York, totaling \$1,000,000. Furthermore, the city will be using \$549,743 from the Historic Cleaner Greener Cohoes Bond to cover the remaining cost of the first phase.

The project is set to commence in June and is expected to be completed by Fall, subject to weather conditions. The city intends to seek additional grant funding to cover the estimated cost of between \$735,941 and \$774,734 for Phase II of the project.

If you have any questions, please refer to the attached contract or reach out to me directly.

Sincerely,

A handwritten signature in cursive script that reads "Joseph Seman-Graves".

Joseph Seman-Graves
City Planner

**CONTRACT FOR
JOB # 25-NY-220791**

BETWEEN **City of Cohoes** AND **GARLAND/DBS, INC.** FOR THE **City Hall & Police Station Phase I**

- 1.) This CONTRACT is made at **Cuyahoga County** as of **April 3, 2023**, (“Effective Date”), by and between the **City of Cohoes** located at **97 Mohawk Street Cohoes, NY 12047** (hereinafter designated the “CUSTOMER”), and **Garland/DBS, Inc.**, located at **3800 East 91st Street Cleveland, OH 44105** (hereinafter designated the “CONTRACTOR”).
- 2.) The CONTRACTOR shall furnish all material, labor, equipment, and tools necessary for the **City Hall & Police Station Phase I** located at **97 Mohawk Street Cohoes, NY 12047**, as well as all work incidental and pertinent thereto, (hereinafter designated the “Project”) all in accordance with the original proposal # **25-NY-220791** dated **03/28/2023** submitted by the CONTRACTOR (hereinafter together designated the “Specifications”), a copy of which is attached hereto as Exhibit A and incorporated herein. In the event of any conflict, ambiguity, or inconsistency between the terms contained in this CONTRACT and the Exhibits, the terms set forth in this CONTRACT shall govern and control.
- 3.) The term of the CONTRACT shall begin on the Effective Date first written above, and shall be completed **on or before December 31, 2023**, unless sooner terminated as permitted herein, or unless extended by agreement of the parties set forth in writing. The work shall commence within ten (10) days from the date that CONTRACTOR receives a copy or original of the fully executed CONTRACT, which receipt shall be considered Notice to Proceed. The CONTRACTOR is required to submit to the CUSTOMER a Certificate of Insurance and Performance and Payment bonds prior to commencing work. In addition, the work shall be scheduled as agreed upon by the parties.
- 4.) The sums to be paid to the CONTRACTOR shall be at the bid price(s) shown on the Specifications (Exhibit A), and the total to be paid to CONTRACTOR shall be a maximum of **\$1,549,734.00** as set forth in the purchase order and Exhibit A. Invoices shall provide details of all Project expenses as permitted in this CONTRACT. CONTRACTOR shall apply no late charges, interest or penalties to any invoice or charges for services until 30 days from the CUSTOMER receipt of the invoice. If this CONTRACT is terminated for convenience for any reason, then the CONTRACTOR shall be paid pro rata for all services performed, materials purchased, and administrative costs incurred, including lost profit, to the effective date of termination.
- 5.) If the CUSTOMER wishes to terminate the CONTRACTOR for cause due to the failure of CONTRACTOR to perform as required under this CONTRACT and/or in a manner consistent with the degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances, then the CUSTOMER must provide the CONTRACTOR with written notice of said failure to perform. The CUSTOMER must give ten (10) working days from the CONTRACTOR’s receipt of the Notice to Cure for the CONTRACTOR to cure or take reasonable action to commence to

cure the performance concerns specified. If the CONTRACTOR does not take appropriate action within the ten (10) day period, the CUSTOMER may issue a Final Notice to Cure. The CONTRACTOR will have an additional five (5) working days from the receipt of the Notice to Cure to cure or take reasonable action to commence to cure before the CUSTOMER can terminate the CONTRACT. If the CONTRACTOR is terminated for cause, the CUSTOMER may provide or employ any necessary labor and materials in lieu of CONTRACTOR to finish part or all of the work under the CONTRACT or to supplement the work of CONTRACTOR, and to deduct the cost thereof from any money, then due or thereafter to become due to the CONTRACTOR; and if such cost shall exceed the balance due to CONTRACTOR, then the CONTRACTOR shall pay the difference to the CUSTOMER.

- 6.) CUSTOMER may issue subsequent modifications to the Purchase Order(s) for additional work that was not known or included in the Specifications that is found to be needed during the work on the Project to complete the Project over and above the amount set forth in this paragraph four (4) and in Exhibit A. CONTRACTOR must seek approval from the CUSTOMER before performing any additional work. The CUSTOMER must provide the CONTRACTOR written documentation of the modification to the Purchase Order within three (3) business days of verbal approval. CONTRACTOR is not obligated to perform additional work until written modification has been received from the CUSTOMER, but may commence work based upon a reasonable assumption that written modification will be issued. Incidental additional work performed by the CONTRACTOR without CUSTOMER consent will be evaluated and considered for payment based upon the work's merit. If the CUSTOMER determines the incidental additional work was not included in the original scope of the project and required for the CONTRACTOR's uninterrupted performance in fulfillment of the contract, then the CUSTOMER will approve the CONTRACTOR's request for payment for incidental additional work.
- 7.) All the work done under this CONTRACT shall be performed under the oversight of city personnel, the CUSTOMER'S representative. All notices hereunder shall be (a) in writing; (b) delivered to the representatives of the parties at the addressees set forth in the Specifications, unless changed by either party by notice to the other party; and (c) effective upon receipt.
- 8.) The CONTRACTOR shall furnish the CUSTOMER with a performance or contract bond and a labor and material bond, each in the amount of \$1,549,734.00 a Certificate of Workers' Compensation, and a Certificate of Insurance evidential of comprehensive general liability insurance and property insurance with minimum coverage in amounts reasonable to or exceeding what is normally expected for a comparable project in size and scope. Further, said Certificate of Insurance shall name City of Cohoes as an additional insured. Said Certificate of Insurance shall also provide that at least thirty (30) days written notice shall be given to the CUSTOMER of any material change in, or cancellation of, said insurance.
- 9.) Should the CONTRACTOR at any time refuse or neglect to supply a sufficiency of properly skilled workers or materials of the proper quality, or fail in any respect to

prosecute the work herein described with promptness and diligence, or fail in the performance of any of the agreements contained herein, the CUSTOMER shall have the right to immediately suspend all work, or any part thereof under this CONTRACT, upon the CUSTOMER's issuance of a stop work notice to the CONTRACTOR and the CONTRACTOR's confirmed receipt of the stop work notice. The work shall continue to be suspended until such time as the CUSTOMER and CONTRACTOR have come to a mutual agreement on how the work under the CONTRACT shall proceed. Should the CONTRACTOR continue to refuse or neglect to supply a sufficiency of properly skilled workers or materials of the proper quality, or fail in any respect to prosecute the work herein described with promptness and diligence, or fail in the performance of any of the agreements contained herein, then the CUSTOMER may, after following the procedures listed in Section 5 above, terminate the CONTRACT for cause.

- 10.) The CONTRACTOR shall indemnify, save harmless, and defend the CUSTOMER from and against all losses, claims, demands, payments, suits, actions, recoveries, and judgments of every nature and description, made, brought, or recovered against the CUSTOMER by reason of any negligent act or omission of the CONTRACTOR, its agents, its subcontractors, or its employees, in the execution of the work herein contracted for.
- 11.) The CONTRACTOR or CUSTOMER has the right to request and be granted a Termination for Convenience from the CONTRACT obligations if there is a joint determination from both the CUSTOMER and the CONTRACTOR that the termination is in the best interests of both parties, or if the CONTRACTOR or CUSTOMER believes the Termination for Convenience to be in its best interests because a timely resolution, within ten (10) days from the CUSTOMER'S receipt of written notification, will not be provided with regard to requests for information (RFI), request for clarification, or requests for modification to the Purchase Order(s) due to differing site conditions, vague Specifications, or unforeseen circumstances. Under a Termination for Convenience, the CONTRACTOR or CUSTOMER shall be reimbursed for all justifiable costs including price of supplies, services delivered, and administrative expenses, including lost profit under the CONTRACT or Purchase Order.
- 12.) This CONTRACT shall be deemed to contain all the terms and conditions agreed to between the parties, who both agree that no representations or promises of any kind whatsoever have been made other than herein contained, and this CONTRACT shall be binding upon both parties and their respective heirs, administrators, executors, successors, and assigns.
- 13.) This CONTRACT is contingent upon receipt of a written purchase order from CUSTOMER. All terms must be agreed upon by both parties.
- 14.) CUSTOMER shall have the right to approve all subcontracts or assignments of work equal to or exceeding \$10,000. CUSTOMER shall not unreasonably withhold, delay or condition subcontracting or assignments, but may express final and binding disapproval of a proposed assignee or subcontractor. Should the CONTRACTOR be forced to choose a different subcontractor/assignee that is of higher cost than the initial

subcontractor/assignee, due to the CUSTOMER's disapproval, the CONTRACTOR shall be able to request and will receive approval from the CUSTOMER for a modification to the CONTRACT to cover the additional cost. CONTRACTOR shall remain responsible for the work of any agent or independent contractor to whom it assigns its Work, and any assignment or subcontract shall incorporate the terms of this Contract into its contract delegating its Work.

- 15.) If the Project involves construction of a public improvement at a cost exceeding the threshold for payment prevailing wage rates of pay, each laborer, workman or mechanic employed by the CONTRACTOR for performance of the Project herein described or by the subcontractor shall be paid not less than the minimum rate of pay for the applicable pay classification. The CONTRACTOR and their subcontractors who are subject to the requirements of paying prevailing wages shall keep full and accurate payroll records covering all disbursements of wages to their employees to whom they are required to pay not less than the prevailing rate of wages. The CONTRACTOR and its subcontractors shall deliver to the CUSTOMER a certified copy of their respective payrolls, within two weeks of the CUSTOMER's request, for each pay period requested by the CUSTOMER.
- 16.) Payments to the CONTRACTOR shall be made at the rate of ninety-five percent (95%) of the approved partial payment estimate for each monthly progress billing. The CUSTOMER will retain five percent (5%) of every approved partial payment. The retained amount will be paid to the CONTRACTOR no later than thirty (30) days following Final Acceptance of the work. Upon completion and acceptance of the work, the CUSTOMER shall issue a certificate attached to the final payment request that the work has been accepted by it under the terms, promises and conditions of the CONTRACT.
- 17.) CONTRACTOR has been employed under this Contract as an independent contractor in order to construct its portion of the Project. CONTRACTOR agrees that no authority has been conferred upon it by CUSTOMER to hire any person(s) on behalf of CUSTOMER, and CUSTOMER undertakes no obligation of any sort to CONTRACTOR's employees or subcontractors. It is understood and agreed that the CONTRACTOR shall select, engage, and discharge its employees, agents, or servants and otherwise direct and control their services. CONTRACTOR will also comply with all laws concerning qualification to do business and engage in the work involved under this CONTRACT and will file all returns and reports required of it and pay all taxes and contributions imposed upon it.
- 18.) CONTRACTOR agrees not to discriminate against any employee or applicant for employment because of age, race, color, religion, sex, or national origin.
- 19.) The CUSTOMER shall not be considered to have accepted possession of the work under this CONTRACT until a notice of completion is issued to the CONTRACTOR by the CUSTOMER or CUSTOMER's representative, or payment of the full CONTRACT compensation is received by the CONTRACTOR, unless the Parties otherwise mutually agree.

- 20.) CONTRACTOR, at all times during its performance of its work under this CONTRACT, shall keep the work site, grounds, and roof tops surrounding the work site free from accumulation of waste materials or rubbish caused by its activities. Upon completion of the work under this CONTRACT, the CONTRACTOR shall promptly remove all its waste materials and rubbish from and about the work site, as well as, its tools, construction equipment, machinery, and surplus materials, as to leave the work site "Broom Clean" or its equivalent.
- 21.) The law is hereby agreed to be the law of the State where the Project is situated. The parties agree that the proper venue for action, suit, or other litigation arising under this agreement shall lie in the courts of **Albany County, NY**. In the event legal action is instituted to enforce this agreement, each party agrees to bear its own attorney fees and costs while waiving the right to collect attorney fees and costs from the opposing party. Each party also agrees to waive its right to have any pending action or trial heard by a jury.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, authorized representatives of each party to this CONTRACT, indicating their party's approval of the terms herein, have signed as of the dates set forth below.

WITNESSES:

1. _____

2. _____

GARLAND/DBS, INC.

By: _____

Printed Name

Title

Tax ID. No. _____

Date: _____

WITNESSES:

1. _____

2. _____

City of Cohoes

By: _____

Date: _____

And

By: _____

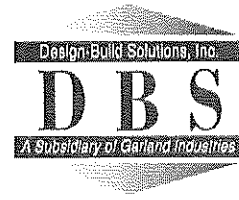
Date: _____

Exhibit A

Exhibit A



Garland/DBS, Inc.
3800 East 91st Street
Cleveland, OH 44105
Phone: (800) 762-8225
Fax: (216) 883-2055



ROOFING MATERIAL AND SERVICES PROPOSAL

City of Cohoes
City Hall & Police Station
97 Mohawk St
Cohoes, NY 12047

Date Submitted: 03/28/2023
Proposal #: 25-NY-220792
MICPA # PW1925

Purchase orders to be made out to: Garland/DBS, Inc.

Please Note: The following budget/estimate is being provided according to the pricing established under the Master Intergovernmental Cooperative Purchasing Agreement (MICPA) with Racine County, WI and OMNIA Partners, Public Sector (U.S. Communities). Garland/DBS, Inc. administered an informal competitive process for obtaining quotes for the project with the hopes of providing a lower market-adjusted price whenever possible.

Scope of Work: City Hall & Police Station Slate Roof Replacement (Phase 1 & Phase 2)

1. Furnish all lifting and hoisting for this scope of work.
2. Provide scaffold access to work area with a stair tower, trash chute and hoist.
3. Provide overhead protection for access to entrances.
4. Remove the existing slate roofing down to the existing wood deck and dispose.
5. Scrape, wire brush, sand blast, and paint existing metal hips and ridges.
6. Prepare and scrape loose materials from existing built-in gutters and ledges.
7. Set in Garland Green-Lock adhesive Garland Green Weld PVB membrane in existing gutters.
8. Replace up to 450 S.F. of moisture rotted wood decking.
9. Prime wood deck and install Garland R-Mer Seal Vapor retarder over entire removal area.
10. Furnish and install new slate roofing to match existing.
11. New 16 oz. red copper valleys, drip, rake, and step flashings.
12. Remove and replace damaged leader pipes and tie into existing storm drains.
13. Furnish and install new alpine three pipe snow railings as shown and Alpine short loop copper hook.
14. Remove all debris generated by this work.

Cohoes City Hall - Slate Roof Replacement (PHASE 1):

Proposal Price Based Upon Market Experience: \$ 1,549,734

Garland/DBS Price Based Upon Local Market Competition (PHASE 1):

Titan Roofing, Inc.	\$ 1,549,734
Mid-State Industries, Ltd.	\$ 1,893,614

Cohoes Police Department - Slate Roof Replacement (PHASE 2):

Proposal Price Based Upon Market Experience: \$ 929,884

Garland/DBS Price Based Upon Local Market Competition (PHASE 2):

Mid-State Industries, Ltd.	\$ 727,660
Titan Roofing, Inc.	\$ 929,884

Cohoes City Hall & Police Department - Slate Roof Replacement (PHASE 1 & Phase 2):

Proposal Price Based Upon Market Experience: \$ 2,479,618

Garland/DBS Price Based Upon Local Market Competition (PHASE 1 & PHASE 2):

Titan Roofing, Inc.	\$ 2,479,618
Mid-State Industries, Ltd.	\$ 2,621,274

Potential issues that could arise during the construction phase of the project will be addressed via unit pricing for additional work beyond the scope of the specifications. This could range anywhere from wet insulation, to the replacement of deteriorated wood nailers.

Please Note – The construction industry is experiencing unprecedented global pricing and availability pressures for many key building components. Specifically, the roofing industry is currently experiencing long lead times and significant price increases with roofing insulation and roofing fasteners. Therefore, this proposal can only be held for 30 days. DBS greatly values your business, and we are working diligently with our long-term suppliers to minimize price increases and project delays which could effect your project. Thank you for your understanding and cooperation.

Clarifications/Exclusions:

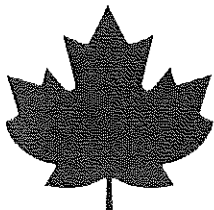
1. Sales and use taxes are excluded. Please issue a Tax Exempt Certificate.
2. Permits are excluded. If permits are required they will be addressed via Change Order.
3. Bonds are included.
4. Plumbing, Mechanical, Electrical work is excluded.
5. Masonry work is excluded.
6. Interior Temporary protection is excluded.
7. Any work not exclusively described in the above proposal scope of work is excluded.

If you have any questions regarding this proposal, please do not hesitate to call me at my number listed below.

Respectfully Submitted,

Matt Egan

Matt Egan
Garland/DBS, Inc.
(216) 430-3662



**New York State
Parks, Recreation and
Historic Preservation**

KATHY HOCHUL
Governor

ERIK KULLESEID
Commissioner

March 15, 2023

Danielle Dwyer
Parks Regional Grant Administrator, Saratoga-Capital Region
NYS Office of Parks, Recreation & Historic Preservation
Saratoga Spa State Park
19 Roosevelt Drive
Saratoga Springs, NY 12866

Re: EPF-HP #111236
Cohoes Historic City Hall Preservation
Cohoes, Albany County
21PR08663.004

Dear Danielle Dwyer:

Thank you for continuing to consult with the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) pursuant to Section 14.09 of the New York State Historic Preservation Act of 1980 and relevant implementing regulations. These comments are those of the OPRHP and relate only to Historic/Cultural resources. They do not include potential environmental impacts to properties in or near the project. Such impacts must be considered as part of the environmental review of the project pursuant to the National Environmental Policy Act and/or the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8).

We have reviewed the following materials received on February 24, 2023:

- City Hall Roof Replacement Drawings for City of Cohoes – 100% Drawings for Construction, dated 2/23/23, prepared by C.T. Male Associates:
 - A-001: Cover Sheet and General Information
 - A-002: General Notes
 - A-003: Specifications
 - A-004: Typical Details
 - A-005: Typical Details
 - A-101: Phase 1 Roof Plan Removals
 - A-102: Phase 1 Roof Plan
 - A-103: Phase 1 Existing Views

Division for Historic Preservation

P.O. Box 189, Waterford, New York 12188-0189 • (518) 237-8643 • <https://parks.ny.gov>

- A-104: Phase 1 Existing Views
- A-105: Phase 1 Masonry Scope and Attic Section

Based on our review, we offer the following minor comments to these drawings – please see annotated drawings with notes for additional clarification:

1. Page 1/Cover Sheet: Please ensure the final drawings credit the EPF grant program on the front and include the EPF-HP grant number for this project (#111236).
2. Page 2/Hazardous Material Abatement, Item #2: Please reword this section, as this project will not go through a formal bidding process as agreed upon by the grantee and the Regional Grants Administrator.
3. Page 2/Historic Conditions Notes, Item #4: There is a typo in "National Park Service."
4. Page 2/Code Compliance, Pressure Treated Wood, Item #1: Please add a specification somewhere in this section (or another on this page) that indicates that all goods/materials (ex., wood) purchased for this project will comply with NYS Finance Purchasing Law, Section 165 (ban on tropical hardwoods).
5. Page 3/Restoration Specifications, Masonry Cleaning Section: Please add a note here that references that the standards set forth in Preservation Brief #1 shall be followed here (as referenced in the above pages of the plans).
6. Page 3, Restoration Specifications, Masonry Restoration-Brick Section: Please add a note here that references that the standards set forth in Preservation Brief #2 shall be followed here (as referenced in the above pages of the plans).

We have no substantive comments or changes to the accompanying drawings and have determined that the project will have **No Adverse Impact** on this historic resource. Once these minor changes/notes have been added to these drawings, the project sponsor should submit three hard copies of the revised "Final Bid Set" of drawings which we will review and stamp "Approved for Grant." We will retain one set and will return two sets to you, one for distribution to the project sponsor. Once we have stamped the Final Bid Set, construction may commence only with your approval that all other paperwork (contract, preservation covenant, bidding requirements, etc.) is in order.

Consultation with this office shall continue with our review of project submittals, change orders, payment requests and close-out documentation submitted through your office.

The OPRHP appreciates the opportunity to comment on this undertaking. If you have any questions regarding this review, please contact me at (518) 268-2219 or Frances.Stern@parks.ny.gov. For future communications about this project, please include the OPRHP Project Review (PR) and EPF numbers noted above in all future submissions regarding this undertaking.

Sincerely,



Frances M. Stern
Historic Site Restoration Coordinator
cc: Leslie Rigley, Albany Contracts Bureau/Grants Team