Professional Consultation Report

Provide Envelope Upgrades
Adirondack Park Agency Headquarters

1133 NYS Route 86
Ray Brook, NY

Project No. 46219

prepared for

Adirondack Park Agency

prepared by
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Project Manager
Bergmann
OGS Project Manager: Nicole Zumpano

August 24, 2021

NEW YORK STATE OF OPPORTUNITY. | Office of General Services | Design & Construction

PROFESSIONAL CONSULTATION REPORT

Project Number 46219 August 24, 2021
Provide Envelope Upgrades
Adirondack Park Agency
1133 NYS Route 86
Ray Brook, NY

PROJECT INTENT:

The client Request for Services, as stated on OGS form BDC 153, states:

"The Agency has a 2016 American Society of Heating Refrigerating and Airconditioning Engineers (ASHRAE) report that was completed for the Agency building as part of the Ray Brook campus biomass project. Costs were projected at $434,624 (adjusted for inflation) for light savings, doors, building envelope upgrades, air sealing and weather-stripping. An additional $35,000 has been projected for the painting of the building. A large portion of the building is an original log cabin dating back to the 1930s. OGS last did construction on the building in 2002-2004. The Agency requests design/bid/construction management assistance from OGS for the retrofitting and energy upgrades planned for the Agency building.

The Agency requires an OGS detailed scope-of-work to implement the efficiency measures identified in the ASHRAE report. The Agency will benefit from an OGS walk-around, budget and work plan/timeline development, and any additions and changes that would be recommended by OGS. The Agency will also need to know about the replacement of the roof and whether our projected cost of $390,000 is within range. We learned from the biomass piping installation that there may be vermiculite in the concrete blocks in the basement. We are uncertain if asbestos abatement would be necessary to any planned work to retrofit the building and will benefit from the OGS assessment on this matter along with a cost estimate for the work."

During the Initial Site Visit, the Agency provided the following direction about changes in project intent:

1) Implementing the ASHRAE 2016 report recommended energy upgrades is not their primary objective.
2) Their primary objective is to identify the scope, and associated costs, for the experienced building envelope air/water/insect/rodent infiltration issues with the specific goals of:
    a. Improving thermal comfort and consistency
    b. Eliminate leaks causing basement water infiltration
    c. Prevent insects and rodents from entering the building
    d. Improve façade to reduce maintenance requirements and slow deterioration
    e. Priorities are to remedy maintenance items that consume their resources, but once addressed, they would like to modernize building systems for energy efficiency if possible within the budget.

EXECUTIVE SUMMARY:

The existing building is approximately 12,500SF and was originally constructed in the 1970s with subsequent additions in the1990s and 2004. The 2004 roofing, cladding, and fenestration are in good condition, with the remaining building exhibiting deteriorated conditions resulting in water/rodent/insect infiltration and thermal comfort issues. These issues are negatively affecting the building occupants where extreme temperature swings are experienced and temporary corrective action requires costly on-going maintenance. The public also attends this building daily and the aesthetics are not commensurate with the rest of the other state agency buildings on the campus.

To investigate, the project scope included an architectural and electrical site visit to assess the existing conditions and to provide recommendations along with a cost estimate. Retro Commissioning of the mechanical system is currently being pursued by the Facility, as an amendment to this project, to evaluate energy and operational efficiency issues with recommendations for resolving. The building is not listed as a historic place on the National Register. However, the building enclosure recommendations were made with the objectives of preserving the general character of the building while contributing to lower on-going maintenance.

The overall recommended scope is to provide the following: 1) roofs with a metal standing roof system to match the recent 2004 addition, 2) cladding on the original 1970's to have the chinking material replaced and the deteriorated logs repaired, 3) cladding on 1990's additions to be replaced with new tongue and groove siding to match the 2004 addition, 4) cladding on 2004 addition to remain and have a new coating applied, 5) windows and doors to be replaced throughout and provided with appropriate flashings where currently missing, 6) waterproofing provided on exterior side of basement foundation walls, and 7) to replace the interior and exterior lighting with LED fixtures and code compliant controls. The estimate bid amount for these recommendations is $1,700,000. This amount does not reflect costs for existing mechanical systems work that may be required. An amendment to this project is being pursued to perform Retro Commissioning to identify mechanical recommendations and their anticipated costs, which will then be captured as an amendment to this report.

PROJECT HISTORY:

The buildings original construction is that of a log cabin constructed circa 1970 with a building footprint of approximately 3,900 SF. During the 1990's two separate additions on the West (2,300SF) and East (2,500SF) were constructed bringing the total building footprint to 7,600 SF. Most recently there were two separate additions constructed on the North (2,200 SF) and South (2,700 SF) sides of the building bringing the total building footprint to 12,500 SF. The above square footages exclude any basement area and are exclusively for the above grade building footprint. See Appendix A – Overall Plan for reference of the various building areas.

The exterior cladding of the additions is all wood siding with the most recent 2004 addition consisting of log siding to match the existing log construction, and an Exterior-Insulation-Finishing-System (synthetic stucco over insulation board) was installed over the exterior side of the basement foundation walls. It should be noted that the Agency confirmed that the building is not listed as a historic place on the National Register.

The 2016 ASHRAE Level II energy audit was commissioned by the New York Power Authority (NYPA) and identified several opportunities for capital improvement projects that would result in an estimated annual energy cost savings of approximately $21,000SF with an overall payback period around 20 years. Within the report building envelope recommendations were primarily to provide insulation with new cladding on the entire façade, provide spray-foam insulation to the underside of the existing roof decking, and to add spray-foam insulation to the interior side of the basement walls for an estimated cost of approximately $183,000. Since the 2016 report the logs have experienced further deterioration and the Facility has converted from an oil fuel source to propane.

ORIENTATION MEETING / FIELD SURVEY:

On June 03, 2021, a site visit was performed at the Project site to review the scope of work for this project. The following persons were present:

Elaine Caldwell, APA
Kyle Martin, APA
Nicole Zumpano RA, OGS D&C
Greg Springer, Bergmann
John Domanski, Popli

FINDINGS:

The findings presented in this report are from observations made during the site visit performed on June 03, 2021 and from review of the 2016 ASHRAE report and existing drawings of the 2004 additions provided by OGS D&C for Project 41097.

F1) **Basement Exterior Walls**: The original log cabin and 1990's addition foundation walls are concrete masonry units (CMU) exposed on the interior finish side as shown in **photo 1** below. According to the 2004 addition construction drawings, the exterior foundation walls consist of cast-in-place concrete walls with dampproofing applied on the exterior side and 1-inch rigid insulation and gypsum wall board on the interior finish side. The drawings for the 2004 additions do not indicate the installation of perimeter foundation drain.

It was reported by the Facility that the basement floor near the exterior walls, for the pre-2004 constructed walls, have on-going water infiltration issues that have required replacement of damaged carpeting. The Facility stated that water infiltration has only been observed at the base of the walls around the perimeter with no issues observed at the 2004 addition.

As part of the construction in 2004 project a waterproofing flexible membrane was laid beneath stone gravel around the perimeter of the original log cabin to help direct water away from the foundation drain around the perimeter and reduce the basement water infiltration issues. The typical extents are as shown in the below **photo 2**. This remedy has not been successful. In addition, circa 2004 perimeter EIFS (an exterior-insulation-finishing-system) was installed over the exterior foundation walls that were exposed above grade.

Photo 1 – Basement CMU Walls

Photo 2 – Gravel Perimeter

No signs of water infiltration or damaged finishes were observed during the site visit. Based on the reported location of water infiltration it is assumed the infiltration is occurring at the joint between the CMU foundation wall and concrete footing.

F2) **Above Grade Exterior Walls**: The exterior wall construction varies based on the year of era of construction as follows:

1) **1970s Original**: Logs with chinking material on exterior side and fibrous insulation infilled between logs exposed from interior side. The paint on the logs has failed and no longer provides protection against weathering.

   Chinking - The chinking material is in poor condition. Meaning it has been subjected to hard or long-term wear and is at, or near, the end of its useful or serviceable life. There have been numerous prior repairs that have since failed and several areas where daylight is visible from the interior and is highly susceptible to air/water/insect/rodent infiltration issues. There is approximately 1,500 LF of chinking material exposed to the exterior. See the below **photos 3 thru 6** of representative chinking material conditions.

Photo 3 – Exterior Chinking

Photo 4 – Exterior Chinking

Photo 5 – Exterior Chinking

Photo 6 – Interior Chinking

   Logs - The logs are extremely weathered and are in poor condition. Meaning it has been subjected to hard or long-term wear and is at, or near, the end of its useful or serviceable life. There are numerous splits in every logs just above the foundation wall subject to the worse wear and tear. There is one section of log on the South elevation that has extreme rot and requires replacement. A portion of this deteriorated log was not visible during the site visit due to it being covered with sheet metal to prevent water from readily infiltrating into the building. The logs in their current condition are susceptible to water and insect infiltration that will result in continued accelerated deterioration. There is approximately 450 SF of logs exposed to the exterior. See the below **photos 7 thru 10** of representative log conditions.

Photo 7 – Split Log

Photo 8 – Split Log

Photo 9 – Deteriorated Log

Photo 10 – Deteriorated Log

1990s Additions and 2004 North Addition: Rough sawn lap siding secured to vertical wood furring with polystyrene insulation installed between furring over black tar paper, with assumed concrete masonry unit back-up wall. The siding is extremely weathered and is in poor condition with the paint deteriorated and no longer providing protection against weathering. Meaning it has been subjected to hard or long-term wear and is at, or near, the end of its useful or serviceable life. There are portions of the siding with large openings, cupping of the siding is prevalent throughout, and a few areas with dry rot. The siding is highly susceptible to air/water/insect/rodent infiltration issues that will result in continued accelerated deterioration. There is approximately 2,700 SF of siding. See the below **photos 11 thru 14** of representative siding conditions.

Photo 11 – 90's Siding w/ Vertical at Gable

Photo 12 – 90's Siding w/ Severe Cupping

Photo 13 – Splitting Typical

Photo 14 – 2004 Rot w/ Exposed Insulation

2) **2004 South Addition**: Tongue and Groove log siding, to replicate the original building, secured to stud wall back-up construction, and previously painted with a coating that has since failed. The siding is in serviceable condition and with the proper maintenance can continue to serve its function. There is approximately 1,500 SF of siding. See the below **photos 15 thru 18** of representative siding conditions.

Photo 15 – Log Siding to match Original

Photo 16 – Typical Condition

Photo 17 – Failed Paint Coating

Photo 18 – Serviceable Condition

F3) **Openings**: The exterior wall construction varies based on the year of era of construction as follows:

1) **Doors**: Combination of painted steel doors or aluminum with painted steel grouted frames. In most instances the steel frames are corroded on the bottom on both sides of the jamb and need replacement. See the below **photos 19 thru 22** of representative conditions.

Photo 19 – Corroded Steel Frame

Photo 20 – Corroded Steel Frame

Photo 21 – Deteriorated Wood Sill

Photo 22 – Overhead Steel Doors

2) **Windows**: Combination of wood windows and vinyl clad windows depending on era of construction. The 1970s and 1990s windows have no sealant around the perimeter and no head or sill flashing, whereas the 2004 addition windows have head and sill flashing with deteriorated sealant around the perimeter of windows. In general, the windows are in poor to good condition depending on the location with an anticipated serviceable life up to 10 years. The windows without head or sill flashing have signs of water damage on the interior stained wood trim. See the below **photos 23 thru 26** of representative conditions.

Photo 23 – Cracked Cladding

Photo 24 – No Sill Flashing or Sealant

Photo 25 – 2004 Addition Typical

Photo 26 – Water Damage on Interior

1) **Attic Vents**: Gable vents are located at each roof area with one location observed from within the attic to have a fan for mechanical ventation, but other locations are assumed to only provide natural ventilation through convection. See the below **photos 27 and 28** of representative conditions.

Photo 27 – Typical Gabled Vent

Photo 28 – Vent with Fan (Disconnected)

F4) **Roof Systems**: The exterior wall construction varies based on the year of era of construction as follows:

1) **1970s Original**: Corrugated sheet metal roofing with exposed fasteners. The Facility believes the metal roofing was installed over the original asphalt roof shingles. The attic space has insulation between the ceiling rafters with no insulation on the underside of the decking and no soffit venting. Observations were made from the ground where overall it appeared the sheet metal was in fair condition with no signs of water infiltration when observed from the attic space. However, the exposed fasteners are a concern for current and on-going points of water infiltration. Overall, the roofing system is nearing the end of its anticipated life expectancy with possibly 5 years of serviceable life remaining.

2) **1990s Additions**: Corrugated sheet metal roofing with exposed fasteners. The attic space has insulation between the ceiling rafters with no insulation on the underside of the decking with ridge vents and soffit vents provided. Observations were made from the ground where overall it appeared the sheet metal was in fair condition with no signs of water infiltration when observed from the attic space. However, the exposed fasteners are a concern for current and

on-going points of water infiltration. Overall, the roofing system is nearing the end of its anticipated life expectancy with possibly 5 years of serviceable life remaining.

3) **2004 Additions**: Standing seam metal roofing with no exposed fasteners. The attic space has insulation between the ceiling rafters with no insulation on the underside of the decking with ridge vents and soffit vents provided. Observations were made from the ground where overall it appeared the sheet metal was in good condition with no signs of water infiltration when observed from the attic space. Overall, the roofing system is in serviceable condition with an anticipated life expectancy remaining of 15-20 years.

   See the below **photos 29 thru 34** of representative siding conditions.

Photo 29 – 1970s Roofing

Photo 30 – 1970s to 90s Valley

Photo 31 – 2004 Roofing

Photo 32 – Uninsulated/Vented Attic Space

Photo 33 – Typical Deck Condition

Photo 34 – Soffit Vent

F5) **Interior Lighting**: The majority of the interior lighting consists of 2-lamp surface wrap-around luminaires, with selected areas having 4-lamp types. The lamp types are T-8 fluorescent, and the luminaires have electronic ballasts. The exact age of the luminaires is unknown, but they appear to be greater than 10 years old. Based on the energy requirements for this type of luminaires it is unlikely that these will meet the lumen power density requirements for the current Energy Conservation Construction Code of New York State. It was reported by the Facility that the switch type occupancy sensors were installed in 2007 to help save energy. They were observed in most of the individual offices. The lighting in the open offices and corridor spaces were controlled only by manual switches. This configuration of lighting control will not meet the current lighting control requirements of the Energy Conservation Construction Code of New York State.

Luminaire Count:

2- Lamp Wrap Around: 234

4-Lamp Wrap Around: 63

6-Lamp, 8' Industrials: 12

F6) **Exterior Lighting**: The exterior lighting consists of building mounted high pressure sodium wall packs, mounted mainly at entrances, 7' pole mounted high pressure sodium (70 watt) walkway lights, and 20' dual and single head pole mounted high pressure sodium (250 watt) parking lot lights, all of the exterior lighting is controlled by photocells, and operate on a dusk-to-dawn schedule. One of the parking lot poles does not operate due to a possible break in the branch circuiting to the pole. The pole lighting consists of the luminaire heads mounted to wooden poles. Some decay was observed on all of the poles. The current lighting control scheme does not meet the current Energy Conservation Construction Code of New York State.

Luminaire Count:

Building Mounted Wall Packs: 10

4-Lamp Incandescent Chandelier: 1

7' Walkway Pole Lights, Single Head: 5

20' Parking Lot Pole Lights, Dual Head: 4

20' Parking Lot Pole Lights, Single Head: 2

F7) **Mechanical**: The meeting intent of meeting was not inclusive of mechanical system assessments. However, limited issues were discussed during the meeting which included the Facility reporting on the numerous leaks above finished suspended ceilings, deteriorating piping reportedly due to the introduction of glycol to the system, and operational inefficiencies of the existing pumps (with variable speed) that serve the variable air volume boxes throughout the building. Specifically, Pump No. 9 (2015 Taco Pump) is installed in the unconditioned attic space in the 2004 Addition and continuously operates. The Facility indicated they would like the pumps to be provided as variable speed with zone valves.

RECOMMENDATIONS:

The recommendation presented in this report are from observations made during the site visit performed on June 03, 2021, and from review of the 2016 ASHRAE report and existing drawings of the 2004 additions provided by OGS D&C for Project 41097. The longevity of the recommendations will vary, each will require on-going maintenance, and in some instances may not fully resolve the issues. The extent/invasiveness of recommendations made were in consideration of providing the Facility with a building enclosure that would result in less on-going maintenance.

R1) **Basement Exterior Walls:** To mitigate future issues with water infiltration through the exterior basement walls it is recommended to provide positive side waterproofing over the existing CMU with 2-inches of extruded polystyrene insulation down to the footing. This installation would meet the prescriptive requirements of the 2020 NYS Energy Code for an Alteration Level 1 Classification of Work. This is the recommended approach based on our understanding that this similar detailing was installed at the 2004 additions and there have been no issues with water infiltration into the basement.

This work will require excavation around the 1970s and 1990s exterior walls down to an average depth of 8-feet (depth varies around building from 6-ft to 10-ft) to bottom of the existing footing for 475 linear feet. The backfill trench width will need to be at least 6-feet from the face of the exterior wall to provide a workable area and is assumed will require shot blasting of the CMU to prepare the surface in conformance with the waterproofing manufacturer's requirements. A cold-applied, moisture cured, waterproofing membrane such as Hydralastic 836 SL by W.R. Meadows with a drainage protection mat is assumed for cost estimating purposes with this report.

Incidental Work: Required for foundation work includes 1) removal and replacement of existing exterior wood constructed stair on the North side of building, 2) removal and replacement of existing exterior concrete constructed stair on West side of building, 3) salvaging and re-installation of condensing unit located beneath stair, 4) select removal and replacement of asphalt pavement around northern 2004 Addition, and 5) select removal and replacement of stamped asphalt pavement in Southwest area near the 1970s original building. See below **photos 35 thru 39** of existing conditions for reference.

Photo 35 – Exterior Wood Stair

Photo 36 – Condensing Unit

Photo 37 – Exterior Concrete Stair

Photo 38 – Asphalt Pavement

Photo 39 – Stamped Pavement

Pros: Provides positive side waterproofing to prevent water from infiltrating into exterior wall construction.

Cons: Very invasive to surrounding site to expose exterior of foundation walls.

R2) **Above Grade Exterior Walls**: The recommendations for the exterior wall construction are as follows:

1) **1970s Original**: Remove existing chinking material and existing paint system down to sound wood substrate. Provide new elastomeric chinking material on the exterior of logs, patch open splits with an epoxy wood filler material, and provide two coats of an exterior acrylic solid color stain. It is assumed that the log wood restoration with an epoxy filler would take approximately one labor hour per square foot. Incidental work includes providing paintable silicone sealant at intersections to adjacent materials and at re-entrant corners. Further examination of the deteriorated log will need to be performed by a structural engineer to determine the detailing needed for replacement during the Design Phase.

    a. Alternative Approach to restoration that could be considered as follows:

        i. <u>Over Cladding Logs</u> - Provide a ‘second skin’ on the exterior side of the logs consisting of: 2x4 wood construction secured back to the logs with adjustable metal clip angles, a factory assembled wall panel (2-inch polystyrene insulation with an outer nailable sheathing) over the studs with 2-inches thick insulation, an air/water barrier, and stained tongue and groove log siding to match the 2004 addition.

Pros: Improved durability and longevity from restoring the wood logs, and provides continuous insulation to improve envelope energy efficiency.

Cons: Increased costs and additional work detailing at windows and soffits.

2) **1990s Additions and 2004 North Addition**: Remove rough sawn lap siding, wood furring and polystyrene insulation installed between furring down to the existing concrete-masonry back-up wall. Provide new T&G log siding to match the 2004 addition over furring and with extruded polystyrene insulation between furring. Assume existing air/water barrier over existing back-up wall is either non-existent or in need of replacement. Provide paintable silicone sealant at intersections to adjacent materials and at re-entrant corners, and two coats of an exterior acrylic solid color stain.

3) **2004 South Addition**: Provide paintable silicone sealant at intersections to adjacent materials and at re-entrant corners, and two coats of an exterior acrylic solid color stain.

   Pros: Recommended repair of existing cladding maintains existing aesthetic.

   Cons: Coating system will require on-going maintenance with a life expectancy of 8-12 years. The log restoration life expectancy would be around 5-8 years due to the wood expansion and shrinkage that makes any epoxy fillers in the open splits subject to failure. On-Going maintenance to restored logs will be required.

R3) **Openings**: The recommendations for the openings are as follows:

1) **Doors**: Replace doors with fiber-reinforced plastic doors with aluminum frames. Remove existing trim surround and replace with PVC painted trim.

2) **Windows**: Remove windows and replace anodized aluminum-clad windows with low-E double insulated glass. Where siding is being replaced extend flashing into openings and provide aluminum head and sill flashing with perimeter sealant at abutting materials. While the 2004 Addition windows are in good condition there is a small quantity and replacement is recommended so windows are uniform in appearance and included warrantied with the other windows throughout the building.

3) **Vents**: Remove louvers and replace anodized aluminum louvers with insect screens and storm-resistant design. Where siding is being replaced extend flashing into openings and provide aluminum head and sill flashing with perimeter sealant at abutting materials.

R4) **Roof Systems**: The recommendations for the openings are as follows:

1) **1970s Original and 1990's Addition**: Remove the existing roof system(s) metal roof panels and original asphalt shingles and provide a new prefinished 24 gage galvalume non-structural metal standing seam roof system custom colored to match the 2004 Addition roof panels.
   a. Alternative recommendations were considered as follows:
      i. <u>Fluid-Applied Coating</u> - Provide a fluid-applied coating over the existing metal roof panels. The advantage is that this would result in less costs than a full replacement down to deck. The life expectancy would only be 10 years not providing the long-term solution desired by the Facility, and the finished appearance of the coating may not be desirable to the Facility.

ii. Roof Replacement with Roof Insulation Panels - A factory assembled roof panel with a top surface of sheathing and a built-in ventilation space could provide increased thermal insulation up to an R-36. This approach would require the 2004 Addition roof to be fully replaced, due to roof system thickness differences, at an increased costs and would change the ventilated attic spaces to unventilated attic spaces. According to the 2004 Addition construction drawings the ceiling was provided with a Class I Vapor Retarder which is prohibited with unventilated attic spaces according to IBC Section 1202.3. Therefore, this approach was not recommended due to code implications, and it would have been the most expensive option.

iii. Spray-Foam Insulation in Attic - This was a recommendation in the 2016 Energy Report. It is not recommended due to the complexity/access issues in providing spray-foam within the existing attic and code would require protection against ignition with a thermal barrier, and in the 2004 Additions adding the spray-foam would not be allowed by code as outlined with R4.1.ii.

R5) **Interior Lighting**: We recommend replacing all interior luminaires with surface mounted Volumetric LED luminaires, 3000 lumens, 3500K Color Temperature, with a Color Rendering Index (CRI) of greater than 80 (Similar to Lithonia Lighting STL4 LED Surface Volumetric). Select luminaires in the Corridors shall have integral emergency drivers for emergency egress lighting in the event of a power outage. We recommend that the luminaires be "enabled" to tie into a wireless lighting control system (similar to Acuity nLight Air), which will connect all of the luminaires and their associated lighting control devices. We recommend providing "enabled" wireless occupancy sensors in all spaces, set for manual on operation. We recommend that the manual control switches be replaced with "enabled" wireless control devices, to provide the manual on operation required by the current Energy Conservation Construction Code of New York State, and to provide dimming for the individual office spaces.

R6) **Exterior Lighting**: We recommend replacing the exterior wall packs with full cutoff type exterior LED wall packs to reduce the light pollution and glare that is caused by the existing standard wall packs (similar to Lithonia WEDGE 1 LED Wall Sconce), 2000 Lumens, 4000K Color Temperature, 80 CRI. The building mounted lighting shall be circuited through a digital time clock with a photocell input. The lighting will switch on at dusk, turn off at midnight, turn on at 6:00 am, and turn off at dawn, meeting the lighting control requirements of the Energy Conservation Construction Code of New York State. We recommend tracing the damaged branch circuiting to the parking lot lighting, and repairing or replacing it to allow the luminaires to operate. We recommend replacing the parking lot poles and luminaires with LED Parking Lot lighting fixtures (Similar to Lithonia RSX2LED Area Luminaire), 20,000 Lumens, 4000K Color Temperature, 80 CRI. We recommend that the luminaires be supplied with integral bi-level motion/ambient sensors. The ambient sensor will turn the lighting on at dusk and off at dawn, and the motion sensor will dim the fixture to 30% light output when no activity has been sensed after 15 minutes. This lighting control option will meet the requirements of the Energy Conservation Construction Code of New York State for exterior lighting controls. We recommend that the pathways lighting be replaced with 48" tall LED bollards (similar to BEGA System Bollard Head 84 244), 180 degree spread, 1700 Lumens, 4000K Color Temperature. The bollards will be supplied with an integral occupancy sensor to dim the fixture to 30% light output when no activity has been sensed after 15 minutes,

R7) **Mechanical**: Perform Retro-commissioning to assess the existing building mechanical systems and identify problems and recommendations to improve the operational efficiency. The anticipated design fee for this service is anticipated to cost between $7,000 to $12,000. Cost sharing opportunities through the NYSERDA Flex Tech Program could be pursued.

KEY ISSUES AND ISSUES TO BE RESOLVED:

1) **Hazardous Materials:** It was commented on by the Facility that the existing CMU basement walls have asbestos containing insulation in the cores. However, there are no survey reports available for the building. A hazardous materials survey will be required with limited destructive removals to identify the presence of hazardous materials that may require abatement with the recommended work.
    a. The limited destructive removals should include a small section of the various cladding systems down to the existing substrate to help verify concealed suspect hazardous materials, and to allow the design team to better understand the existing components that require replacement and their condition.
2) **Log Replacement:** Site visit by Structural Engineer required to examine the deteriorated logs and the needed detailing and means and methods for replacement. This may require limited interior destructive removals on the interior to facilitate visual observations.
3) **Exterior Lighting Continuity Test**: Site visit by a Licensed Electrician to test the continuity of the branch circuiting to the exterior parking lot pole lighting, and to find where the possible break in the wiring has occurred.

CLIENT'S CONSTRUCTION ESTIMATE:

The client's construction estimate for this project has not been established. The available funding for construction costs is approximately $750,000. There is no time restriction on when this money needs to be spent.

ESTIMATE:

The Project Estimate dated August 24, 2021, indicates an estimated bid amount of $1,700,000.
Given the preliminary nature of this estimate the anticipated range of construction value is $1,275,000 to $2,380,000. The client's decision as to what construction value to use for capital planning purposes must factor in considerations which are beyond the scope of this report. Factors include but are not limited to schedule, project priority in the overall capital plan, number and expertise of stakeholders with input into project scope, etc.

Please note the Project Estimate is valid until the projected bid date. Beyond that date, the estimate will be subject to escalation and the possibility of further deterioration of existing conditions.

ESTIMATE OF FEES FOR PROFESSIONAL SERVICES:

For capital planning purposes our preliminary estimate of the cost for professional services to support this project through the construction phase is $340,000.

Professional services include design fees, contract administration fees, construction management and inspection fees, and overall project management fees. Professional fees can vary greatly depending on a number of factors that cannot be well-defined at the program phase of a project. Factors include but are not limited to project complexity, hazardous materials, special permitting, design phase and construction phase schedules, scope modifications, level of analysis of alternatives and options, and value engineering efforts.

APPENDIX:

A. Overall Plan

B. *Preliminary Estimate*

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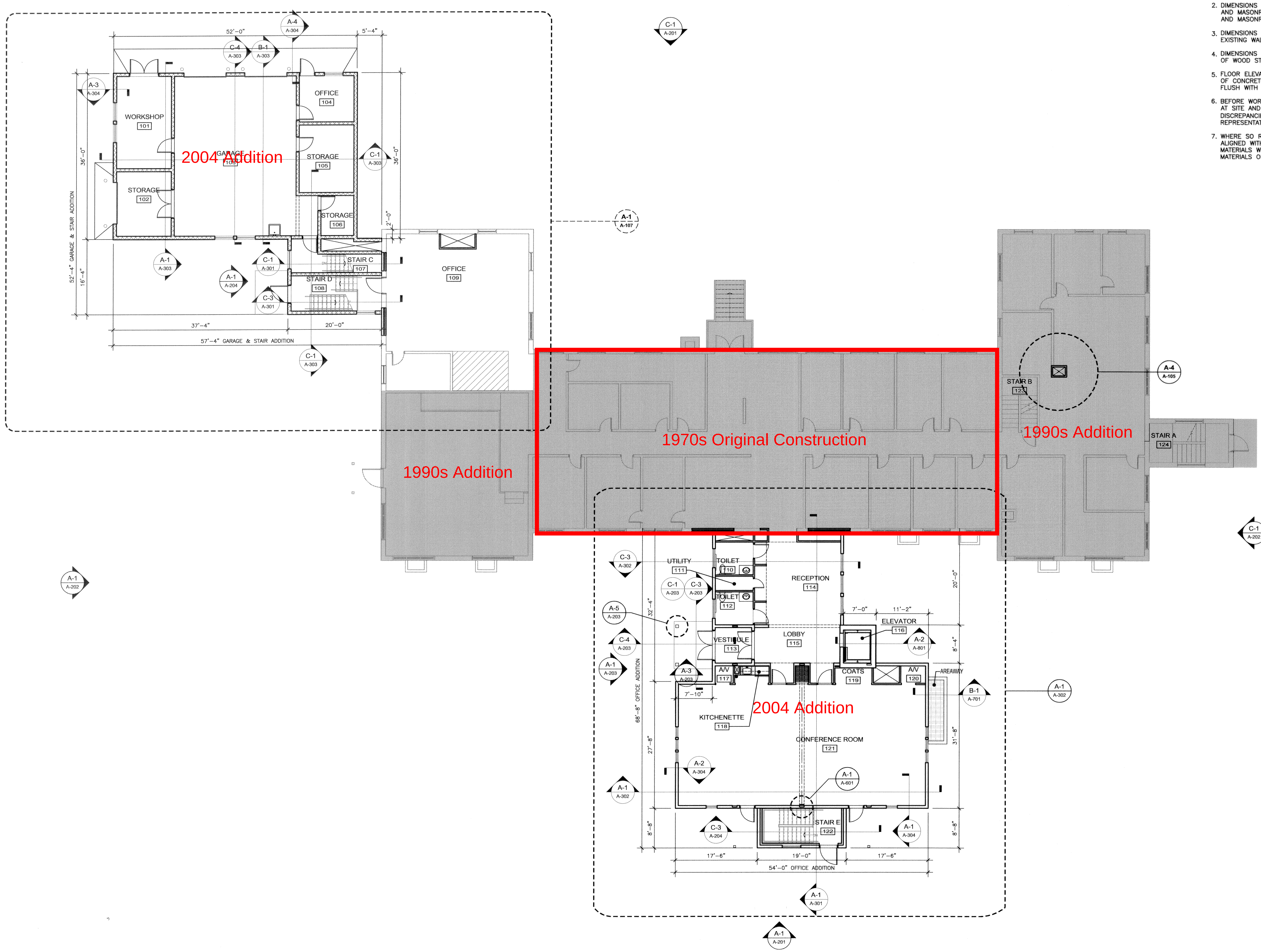
APPENDIX A – OVERALL PLAN

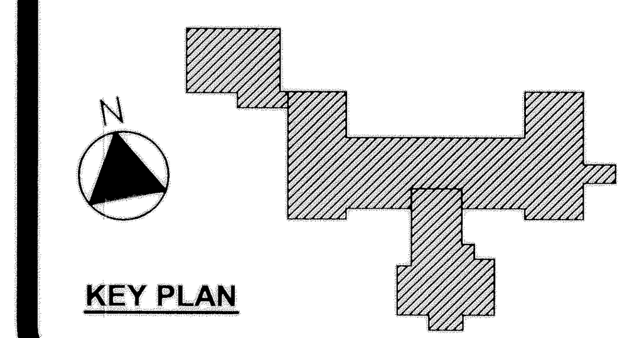


NOTES:

1. ARCHITECTURAL REFERENCE 1ST FLOOR ELEVATION IS 0'-0" WHICH CORRESPONDS TO SITE/CIVIL ENGINEERING AND SURVEY ELEVATION OF 1620.28'
2. DIMENSIONS TO EXTERIOR AND INTERIOR CONCRETE AND MASONRY WALLS ARE TO FACE OF CONCRETE AND MASONRY WALLS U.N.O.
3. DIMENSIONS TO EXISTING WALLS ARE TO FACE OF EXISTING WALLS U.N.O.
4. DIMENSIONS TO WOOD STUD WALLS ARE TO FACE OF WOOD STUD WALLS U.N.O.
5. FLOOR ELEVATIONS SHOWN ON PLANS ARE TO TOP OF CONCRETE SLAB. ALL FINISHED FLOORS WILL BE FLUSH WITH EXISTING FLOOR FINISHES.
6. BEFORE WORK IS STARTED, VERIFY ALL DIMENSIONS AT SITE AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE DIRECTOR'S REPRESENTATIVE.
7. WHERE SO REQUIRED, NEW PARTITIONS WILL BE ALIGNED WITH EXISTING CONSTRUCTION, NEW FINISH MATERIALS WILL BE FLUSH WITH EXISTING FINISH MATERIALS ON ALIGNED SIDE OF PARTITION.

LEGEND:

- ROOM NAME / ROOM # — NEW ROOM
- — NEW WALL – SEE A5/A-401
- — EXISTING WALL
- — EXISTING AREA
- — NUMBER DENOTES WALL TYPE – SEE A5/A-401



KEY PLAN

OGS
NYS OFFICE OF GENERAL SERVICES
Serving New York

GEORGE E. PATAKI
Governor
KENNETH J. RINGLER, JR.
Commissioner
WILLIAM F. O'CONNOR, A.I.A.
Deputy Commissioner for Design and Construction

WARNING:
THE ALTERATION OF THIS MATERIAL IN ANY WAY, UNLESS DONE UNDER THE DIRECTION OF A COMPARABLE PROFESSIONAL, I.E. ARCHITECT FOR AN ARCHITECT, ENGINEER FOR AN ENGINEER OR LANDSCAPE ARCHITECT FOR A LANDSCAPE ARCHITECT, IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND/OR REGULATIONS AND IS A CLASS 'A' MISDEMEANOR.

CLIENT: ADIRONDACK PARK AGENCY

CONTRACT: CONSTRUCTION

TITLE: BUILDING IMPROVEMENTS

LOCATION: ADIRONDACK PARK AGENCY HEADQUARTERS ROUTE 86, RAY BROOK, NY

SHEET TITLE: FLOOR PLAN FIRST FLOOR

DESIGNED BY:	DATE:	SCALE:
DUB	11/18/02	AS NOTED
DRAWN BY:	FIELD CHECK:	APPROVED:
LA/SL	–	–

PROJECT NUMBER:	DRAWING NUMBER:
41907 - C	A-103

PLAN FILE: XXXX

A-1 EXISTING AND NEW FLOOR PLANS
SCALE: 3/32"=1'-0"

APPENDIX B – ESTIMATE

NEW YORK STATE OF OPPORTUNITY. Office of General Services

Design and Construction
AN ISO 9001:2008 CERTIFIED ORGANIZATION
Cost Management, 35th Floor, Corning Tower
The Governor Nelson A. Rockefeller Empire State Plaza
Albany, New York 12242
Phone: (518) 474-6604

ESTIMATE SUMMARY/HISTORY

Project No.: **46219**

PROVIDE ENVELOPE UPGRADES	TO:	BERGMANN	Date:	8/24/2021
ADIRONDACK PARK AGENCY HEADQUARTERS	BASE / ALT:		Phase:	PROGRAM
1133 NYS ROUTE 86	TP Project No:	20-0150	Client Agency:	OGS
RAY BROOK, NY			Prepared By:	TROPHY POINT, LLC
ESSEX COUNTY			Revision:	1

BUILDING GSF		CURRENT	PREVIOUS			
	Bldg $/sf	PROGRAM 8/24/2021	(Phase) (date)	(Phase) (date)	(Phase) (date)	(Phase) (date)
BUILDING COSTS						
Construction		$1,207,100				
Electric		$452,000				
HVAC		$0				
Plumbing		$0				
Other		$0				
BID AMOUNT		**$1,659,100**	**$0**	**$0**	**$0**	**$0**

ALTERNATES

Amount		Description
($16,200)	DEDUCT	ALT #1 - OVER CLADDING LOGS IN LIEU OF REPAIRING EXISTING 1970s FACADE
$19,400	ADD	ALT #2 - SPRAY FOAM INSULATION IN LIEU OF POLYSTYRENE AT ALTERNATE #1
$89,000	ADD	ALT #3 - PERFORMING 2004 FAÇADE REPLACEMENT AS HAZARDOUS MATERIAL

COMMENTS AND REFERENCES:

- BASED ON BERGMANN PROGRAM DOCUMENTS DATED 06/16/2021.
- NEW YORK STATE PREVAILING WAGE RATES FOR ESSEX COUNTY.
- CONSTRUCTION START JUNE 2022; COMPLETION NOVEMBER 2022; MID-POINT AUGUST 2022.
- NORMAL WORKING HOURS AND CONDITIONS; EXCLUDES ANY PREMIUMS FOR A CONDENSED CONSTRUCTION SCHEDULE.
- MULTIPLE PRIME CONTRACTS (COMPETITIVELY BID).
- PREMISES TO BE OCCUPIED DURING CONSTRUCTION.
- ENTIRE PROJECT BID AT ONE TIME.

EXCLUSIONS:

- SOFT COSTS (DESIGN FEES, ETC.)
- CONSTRUCTION CONTINGENCY (OWNER CHANGE ORDER RESERVE)
- CONSTRUCTION MANAGER FEES, MARKUPS OR GENERAL CONDITIONS
- DEWATERIING
- ROCK EXCAVATION
- NO PROVISIONS FOR UNSTABLE SOILS
- STRUCTURAL REPAIRS TO ENVELOPE

CURRENT ESTIMATE SUMMARY

BID PACKAGE	ESTIMATED BID AMOUNT	FIELD ORDER ALLOWANCE
Construction	$1,200,000	$98,744
Electric	$500,000	$37,785
HVAC	$0	
Plumbing	$0	$0
Other	$0	$0
BID AMOUNT	**$1,700,000**	

ESTIMATE RANGE	**LOW:**	$1,275,000
	HIGH:	$2,380,000

NEW YORK STATE OF OPPORTUNITY. Office of General Services

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Phone: (518) 474-6604

ESTIMATE FORM

PROVIDE ENVELOPE UPGRADES	To: BERGMANN	Project No.:	46219-C
ADIRONDACK PARK AGENCY HEADQUARTERS	Trade: CONSTRUCTION	Date:	8/25/2021
1133 NYS ROUTE 86	New/Rehab: REHAB	Phase:	PROGRAM
RAY BROOK, NY	Revision: 1	Client Agency:	OGS
ESSEX COUNTY	Estimated By:	Prepared By:	Trophy Point, LLC

DIV 1.	GENERAL CONDITIONS & ADMINISTRATION				
	Bonds	3.0%			$24,686
	SUPERVISION	110	days	$725 /day	$79,750
	Permits	1.5%			$12,343
	Insurance	2.5%			$20,572
	Home Office Overhead	4.5%			$37,029
	Profit	8.5%			$69,943
	Equipment	0.0%			$0
	Field Office Equipment	0.0%			$0
	Field Office Maintenance	0.0%			$0
	Mobilization/Demobilization	3.0%			$24,686
	Survey	0.0%			$0
017716	Contract Closeout	2.0%			$16,457
012100	FIELD ORDER ALLOWANCE	12.0%			$98,744
	Other Allowance (describe)	0.0%			$0

CSI NUM	DESCRIPTION:	QUANT	UNIT	MATERIAL UNIT PRICE	MATERIAL TOTAL COST	LABOR UNIT PRICE	LABOR MAN HRS PER UNIT	LABOR HRLY WAGE OR UNIT COST	LABOR TOTAL COST	TOTAL HRS	TOTAL UNIT COST	M & L TOTAL COST
DIVISION 2: DEMOLITION												
	Remove doors, frames and hardware - Single	6	EA	$0.00	$0	$112.50	1.63	$69.00	$675	9.8	$112.50	$675
	Remove doors, frames and hardware - Pair	3	EA	$0.00	$0	$150.00	2.17	$69.00	$450	6.5	$150.00	$450
	Remove windows	600	SF	$1.00	$600	$4.97	0.07	$69.00	$2,982	43.2	$5.97	$3,582
DIVISION 4: MASONRY												
	Shot blast CMU foundation wall for waterproofing preparation	3,800	SF	$1.10	$4,180	$2.25	0.03	$69.00	$8,550	123.9	$3.35	$12,730
DIVISION 6: WOODS, PLASTICS, AND COMPOSITES												
	Removing chinking material, prep and paint system at 1970's facade	4,500	SF	$1.25	$5,625	$16.00	0.23	$69.00	$72,000	1,043.5	$17.25	$77,625
	Patch open slits in façade with epoxy wood filler	4,500	SF	$1.20	$5,400	$4.00	0.06	$69.00	$18,000	260.9	$5.20	$23,400
	New elastomeric chinking material	4,500	SF	$2.25	$10,125	$27.00	0.39	$69.00	$121,500	1,760.9	$29.25	$131,625
	Removing siding and furring at 2004 North facade	2,700	SF	$0.75	$2,025	$3.40	0.05	$69.00	$9,180	133.0	$4.15	$11,205

CSI NUM	DESCRIPTION:	QUANT	UNIT	MATERIAL UNIT PRICE	MATERIAL TOTAL COST	LABOR UNIT PRICE	LABOR MAN HRS PER UNIT	LABOR HRLY WAGE OR UNIT COST	LABOR TOTAL COST	TOTAL HRS	TOTAL UNIT COST	M & L TOTAL COST
	New T&G log siding	2,700	SF	$12.50	$33,750	$6.25	0.09	$69.00	$16,875	244.6	$18.75	$50,625
	Air/water barrier	2,700	SF	$0.60	$1,620	$0.75	0.01	$69.00	$2,025	29.3	$1.35	$3,645
DIVISION 7: THERMAL AND MOISTURE PROTECTION												
	Waterproofing membrane to foundation wall, including protection board and insulation	3,800	SF	$5.00	$19,000	$4.50	0.07	$69.00	$17,100	247.8	$9.50	$36,100
	Silicone sealants at exiting 1970's façade	1	ALLOW	$500.00	$500	$2,208.00	32.00	$69.00	$2,208	32.0	$2,708.00	$2,708
	Silicone sealants at existing 2004 North façade	1	ALLOW	$150.00	$150	$1,104.00	16.00	$69.00	$1,104	16.0	$1,254.00	$1,254
	Silicone sealants at existing 2004 South façade	1	ALLOW	$150.00	$150	$1,104.00	16.00	$69.00	$1,104	16.0	$1,254.00	$1,254
	Remove existing roof system to deck at 1970s building	4,500	SF	$0.63	$2,835	$1.34	0.02	$69.00	$6,030	87.4	$1.97	$8,865
	New standing seam metal roof system at 1970s building	4,500	SF	$9.00	$40,500	$7.50	0.11	$69.00	$33,750	489.1	$16.50	$74,250
DIVISION 8: OPENINGS												
	FRP door, aluminum frame, hardware											
	3'-0" x 7'-0"	6	EA	$3,700.00	$22,200	$600.00	8.70	$69.00	$3,600	52.2	$4,300.00	$25,800
	6'-0" x 7'-0"	3	PR	$6,900.00	$20,700	$900.00	13.04	$69.00	$2,700	39.1	$7,800.00	$23,400
	Aluminum-clad windows with low-E double insulated glass	600	SF	$60.00	$36,000	$37.50	0.54	$69.00	$22,500	326.1	$97.50	$58,500
	Replace louvers with new	150	SF	$40.00	$6,000	$15.95	0.23	$69.00	$2,393	34.7	$55.95	$8,393
DIVISION 9: FINISHES												
	Finish exterior façade at 1970s building with two coats of acrylic stain	4,500	SF	$0.80	$3,600	$1.95	0.03	$69.00	$8,775	127.2	$2.75	$12,375
	Finish exterior façade at 2004 North building with two coats of acrylic stain	2,700	SF	$0.80	$2,160	$1.95	0.03	$69.00	$5,265	76.3	$2.75	$7,425
	Finish exterior façade at 2004 South building with two coats of acrylic stain	1,500	SF	$0.80	$1,200	$1.95	0.03	$69.00	$2,925	42.4	$2.75	$4,125
DIVISION 26: HVAC												
238219	**UNITS**											
	Salvage and reinstall condensing unit below replaced exterior stair	1	LS	$900.00	$900	$5,132.00	67.53	$76	$5,132	67.5	$6,032.00	$6,032
DIVISION 31: SITE PREPARATION												
	Sawcut and remove asphalt paving for new foundation waterproofing of foundation walls	250	SY	$2.78	$695	$5.19	0.08	$69.00	$1,298	18.8	$7.97	$1,993

CSI NUM	DESCRIPTION:	QUANT	UNIT	MATERIAL UNIT PRICE	MATERIAL TOTAL COST	LABOR UNIT PRICE	LABOR MAN HRS PER UNIT	LABOR HRLY WAGE OR UNIT COST	LABOR TOTAL COST	LABOR TOTAL HRS	TOTAL UNIT COST	M & L TOTAL COST
	Excavation for new foundation waterproofing	1,400	CY	$5.20	$7,280	$7.50	0.11	$69.00	$10,500	152.2	$12.70	$17,780
	Backfill with excavated material	1,400	CY	$6.00	$8,400	$8.25	0.12	$69.00	$11,550	167.4	$14.25	$19,950
	Demolish exterior wood stair to building	1	EA	$100.00	$100	$1,104.00	16.00	$69.00	$1,104	16.0	$1,204.00	$1,204
	Demolish exterior concrete stair to building	1	EA	$400.00	$400	$2,760.00	40.00	$69.00	$2,760	40.0	$3,160.00	$3,160
DIVISION 32: SITE IMPROVEMENTS												
	Asphalt paving repairs	200	SY	$30.00	$6,000	$12.50	0.18	$69.00	$2,500	36.2	$42.50	$8,500
	Stamped asphalt paving repairs	60	SY	$30.00	$1,800	$19.75	0.29	$69.00	$1,185	17.2	$49.75	$2,985
	Landscaping repairs	1	LS	$1,500.00	$1,500	$3,312.00	48.00	$69.00	$3,312	48.0	$4,812.00	$4,812
	Replace exterior wood stair to building	1	EA	$1,200.00	$1,200	$4,416.00	64.00	$69.00	$4,416	64.0	$5,616.00	$5,616
	Replace exterior concrete stair to building	1	EA	$1,950.00	$1,950	$6,624.00	96.00	$69.00	$6,624	96.0	$8,574.00	$8,574
	Subtotals				$248,545				$412,071	5,965.2	hrs	
	SECURITY / OCCUPIED FACILITY	0.0%			*on labor only*				$0			$0
	DESIGN CONTINGENCY	20.0%			$49,709				$82,414			$132,123
	ESCALATION	3.80%			$11,334				$18,790			$30,124
	General Conditions & Administration				$285,466		23.6%					
	Allowance				$98,744		8.2%					
	Material Cost				$309,588		25.6%					
	Total Labor				$513,276		42.5%					
	Total Cost				$1,207,073		100.0%				***SAY:***	**$1,207,100**

ESTIMATE FORM

PROVIDE ENVELOPE UPGRADES	To: BERGMANN	Project No.:	46219-E
ADIRONDACK PARK AGENCY HEADQUARTERS	Trade: ELECTRIC	Date:	8/25/2021
1133 NYS ROUTE 86	New/Rehab: REHAB	Phase:	PROGRAM
RAY BROOK, NY	Revision: 1	Client Agency:	OGS
ESSEX COUNTY	Estimated By:	Prepared By:	Trophy Point, LLC

DIV 1.	GENERAL CONDITIONS & ADMINISTRATION				
	Bonds	1.5%			$4,723
	SUPERVISION	25	days	$700 /day	$17,500
	Permits	1.5%			$4,723
	Insurance	2.5%			$7,872
	Home Office Overhead	6.0%			$18,893
	Profit	10.0%			$31,488
	Equipment	2.0%			$6,298
	Field Office Equipment	0.0%			$0
	Field Office Maintenance	0.0%			$0
	Mobilization/Demobilization	1.5%			$4,723
	Survey	0.0%			$0
017716	Contract Closeout	1.0%			$3,149
012100	FIELD ORDER ALLOWANCE	12.0%			$37,785
	Other Allowance (describe)	0.0%			$0

CSI NUM	DESCRIPTION:	QUANT	UNIT	MATERIAL UNIT PRICE	MATERIAL TOTAL COST	LABOR UNIT PRICE	LABOR MAN HRS PER UNIT	LABOR HRLY WAGE OR UNIT COST	LABOR TOTAL COST	TOTAL HRS	TOTAL UNIT COST	M & L TOTAL COST
265100	**INTERIOR LIGHTING**											
265100	Interior surface mount LED replacement fixture including removal of existing fixture and termination of existing circuitry	309	EA	$300.00	$92,700	$152.00	2.00	$76	$46,968	618.0	$452.00	$139,668
265100	Add for integral emergency drivers at select fixtures (quantity assumed)	35	EA	$90.00	$3,150	$38.00	0.50	$76	$1,330	17.5	$128.00	$4,480
265100	Wireless occupancy sensor (quantity assumed)	86	EA	$70.00	$6,020	$76.00	1.00	$76	$6,536	86.0	$146.00	$12,556
265100	Wireless dimming wall control switch including removal of existing manual switch (quantity assumed)	88	EA	$40.00	$3,520	$76.00	1.00	$76	$6,688	88.0	$116.00	$10,208
265600	**EXTERIOR LIGHTING**											
265600	Exterior wall mount LED replacement fixture including removal of existing fixture and circuitry routed to lighting control time clock	10	EA	$750.00	$7,500	$456.00	6.00	$76	$4,560	60.0	$1,206.00	$12,060

CSI NUM	DESCRIPTION:	QUANT	UNIT	MATERIAL UNIT PRICE	MATERIAL TOTAL COST	LABOR UNIT PRICE	LABOR MAN HRS PER UNIT	LABOR HRLY WAGE OR UNIT COST	LABOR TOTAL COST	LABOR TOTAL HRS	TOTAL UNIT COST	M & L TOTAL COST
265600	Single head LED parking lot/driveway site lighting fixture and pole including removal of existing, new concrete base, termination of existing circuitry and earthwork	2	EA	$3,750.00	$7,500	$2,128.00	28.00	$76	$4,256	56.0	$5,878.00	$11,756
265600	Dual head LED parking lot/driveway site lighting fixture and pole including removal of existing, new concrete base, termination of existing circuitry and earthwork	4	EA	$5,000.00	$20,000	$2,432.00	32.00	$76	$9,728	128.0	$7,432.00	$29,728
265600	4' LED lighted walkway bollard including removal of existing, new concrete base, termination of existing circuitry and earthwork	5	EA	$2,000.00	$10,000	$1,824.00	24.00	$76	$9,120	120.0	$3,824.00	$19,120
265600	Exterior lighting control upgrades	1	LS	$2,000.00	$2,000	$1,216.00	16.00	$76	$1,216	16.0	$3,216.00	$3,216
265600	Trace and repair/replace existing site lighting circuitry as required	1	ALLOW	$5,000.00	$5,000	$5,000.00	65.79	$76	$5,000	65.8	$10,000.00	$10,000
	Subtotals				$157,390				$95,402	1,255.3 hrs		
	SECURITY / OCCUPIED FACILITY	0.0%			*on labor only*				$0			$0
	DESIGN CONTINGENCY	20.0%			$31,478				$19,080			$50,558
	ESCALATION	3.80%			$7,177				$4,350			$11,527
	General Conditions & Administration				$99,368		22.0%					
	Allowance				$37,785		8.4%					
	Material Cost				$196,045		43.4%					
	Total Labor				$118,833		26.3%					
	Total Cost				$452,031		100.0%				***SAY:***	**$452,000**

ESTIMATE FORM

PROVIDE ENVELOPE UPGRADES	To: BERGMANN	Project No.:	46219
ADIRONDACK PARK AGENCY HEADQUARTERS	Trade: ALTERNATES	Date:	8/25/2021
1133 NYS ROUTE 86	New/Rehab: REHAB	Phase:	PROGRAM
RAY BROOK, NY	Revision: 1	Client Agency:	OGS
ESSEX COUNTY	Estimated By:	Prepared By:	Trophy Point, LLC

DIV 1.	GENERAL CONDITIONS & ADMINISTRATION					
	Bonds	3.0%				-$794
	SUPERVISION	30	days	$725	/day	$21,750
	Permits	1.5%				-$397
	Insurance	2.5%				-$661
	Home Office Overhead	4.5%				-$1,191
	Profit	8.5%				-$2,249
	Equipment	0.0%				$0
	Field Office Equipment	0.0%				$0
	Field Office Maintenance	0.0%				$0
	Mobilization/Demobilization	3.0%				-$794
	Survey	0.0%				$0
		0				
017716	Contract Closeout	2.0%				-$529
		0				
012100	FIELD ORDER ALLOWANCE	12.0%				-$3,175
	Other Allowance (describe)	0.0%				$0

CSI NUM	DESCRIPTION:	QUANT	UNIT	MATERIAL UNIT PRICE	MATERIAL TOTAL COST	LABOR UNIT PRICE	LABOR MAN HRS PER UNIT	LABOR HRLY WAGE OR UNIT COST	LABOR TOTAL COST	TOTAL HRS	TOTAL UNIT COST	M & L TOTAL COST
ALT #1 - OVER CLADDING LOGS IN LIEU OF REPAIRING EXISTING 1970s FACADE												
DEDUCT												
	Removing chinking material, prep and paint system at 1970's facade	4,488	SF	($1.25)	($5,610)	($16.00)	(0.23)	69.00	($71,808)	(1,040.7)	($17.25)	($77,418)
	Patch open slits in façade with epoxy wood filler	4,488	SF	($1.20)	($5,386)	($4.00)	(0.06)	69.00	($17,952)	(260.2)	($5.20)	($23,338)
	New elastomeric chinking material	4,488	SF	($2.25)	($10,098)	($27.00)	(0.39)	69.00	($121,176)	(1,756.2)	($29.25)	($131,274)
	Silicone sealants at exiting 1970's façade	1	ALLOW	($500.00)	($500)	($2,208.00)	(32.00)	69.00	($2,208)	(32.0)	($2,708.00)	($2,708)
	Finish exterior façade at 1970s building with two coats of acrylic stain	4,488	SF	($0.80)	($3,590)	($0.95)	(0.01)	69.00	($4,264)	(61.8)	($1.75)	($7,854)
ADD												
	New over cladding system - 2x4 wood frame, polystyrene and air/water barrier, tongue and groove log siding	4,488	SF	$22.00	$98,736	$20.00	0.29	69.00	$89,760	1,300.9	$42.00	$188,496

CSI NUM	DESCRIPTION:	QUANT	UNIT	MATERIAL UNIT PRICE	MATERIAL TOTAL COST	LABOR UNIT PRICE	LABOR MAN HRS PER UNIT	LABOR HRLY WAGE OR UNIT COST	LABOR TOTAL COST	LABOR TOTAL HRS	TOTAL UNIT COST	M & L TOTAL COST
	Stain new log siding	4,488	SF	$0.80	$3,590	$0.95	0.01	69.00	$4,264	61.8	$1.75	$7,854
	Rework window jambs to accommodate new work thicknesses	1	ALLOW	$10,000.00	$10,000	$15,000.00	217.39	69.00	$15,000	217.4	$25,000.00	$25,000
	Subtotals				$87,142				($108,384)	(1,570.8) hrs		
	SECURITY / OCCUPIED FACILITY	0.0%			*on labor only*				$0			$0
	DESIGN CONTINGENCY	20.0%			$17,428				($21,677)			($4,248)
	ESCALATION	3.80%			$3,974				($4,942)			($969)
	General Conditions & Administration				$11,960		-73.8%					
	Allowance				($1,699)		10.5%					
	Material Cost				$108,545		-670.1%					
	Total Labor				($135,003)		833.5%					
	Total Cost				($16,198)		100.0%				***SAY:***	**($16,200)**

NEW YORK STATE OF OPPORTUNITY. Office of General Services

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Phone: (518) 474-6604

ESTIMATE FORM

PROVIDE ENVELOPE UPGRADES	To: BERGMANN	Project No.:	46219
ADIRONDACK PARK AGENCY HEADQUARTERS	Trade: ALTERNATES	Date:	8/25/2021
1133 NYS ROUTE 86	New/Rehab: REHAB	Phase:	PROGRAM
RAY BROOK, NY	Revision: 1	Client Agency:	OGS
ESSEX COUNTY	Estimated By:	Prepared By:	Trophy Point, LLC

DIV 1.	GENERAL CONDITIONS & ADMINISTRATION				
	Bonds	3.0%			$377
	SUPERVISION	3 days	$725 /day		$2,175
	Permits	1.5%			$189
	Insurance	2.5%			$314
	Home Office Overhead	4.5%			$566
	Profit	8.5%			$1,069
	Equipment	0.0%			$0
	Field Office Equipment	0.0%			$0
	Field Office Maintenance	0.0%			$0
	Mobilization/Demobilization	3.0%			$377
	Survey	0.0%			$0
		0			
017716	Contract Closeout	2.0%			$252
		0			
012100	FIELD ORDER ALLOWANCE	12.0%			$1,509
	Other Allowance (describe)	0.0%			$0

CSI NUM	DESCRIPTION:	QUANT	UNIT	MATERIAL UNIT PRICE	MATERIAL TOTAL COST	LABOR UNIT PRICE	LABOR MAN HRS PER UNIT	LABOR HRLY WAGE OR UNIT COST	LABOR TOTAL COST	TOTAL HRS	TOTAL UNIT COST	M & L TOTAL COST
ALT #2 - SPRAY FOAM INSULATION IN LIEU OF POLYSTYRENE AT ALTERNATE #1												
DEDUCT												
	2" rigid wall insulation	4,488	SF	($1.30)	($5,834)	($0.95)	(0.01)	69.00	($4,264)	(61.8)	($2.25)	($10,098)
ADD												
	Spray foam insulation	4,488	SF	$2.00	$8,976	$2.50	0.04	69.00	$11,220	162.6	$4.50	$20,196
	Subtotals				$3,142				$6,956	100.8 hrs		
	SECURITY / OCCUPIED FACILITY	0.0%			*on labor only*				$0			$0
	DESIGN CONTINGENCY	20.0%			$628				$1,391			$2,020
	ESCALATION	3.80%			$143				$317			$460

General Conditions & Administration	$6,829	35.2%
Allowance	$0	0.0%
Material Cost	$3,913	20.2%
Total Labor	$8,665	44.6%
Total Cost	$19,407	100.0%

SAY: **$19,400**

NEW YORK STATE OF OPPORTUNITY. Office of General Services

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Phone: (518) 474-6604

ESTIMATE FORM

PROVIDE ENVELOPE UPGRADES	To: BERGMANN	Project No.:	46219
ADIRONDACK PARK AGENCY HEADQUARTERS	Trade: ALTERNATES	Date:	8/25/2021
1133 NYS ROUTE 86	New/Rehab: REHAB	Phase:	PROGRAM
RAY BROOK, NY	Revision: 1	Client Agency:	OGS
ESSEX COUNTY	Estimated By:	Prepared By:	Trophy Point, LLC

DIV 1.	GENERAL CONDITIONS & ADMINISTRATION				
	Bonds	3.0%			$1,160
	SUPERVISION	45 days		$800 /day	$36,000
	Permits	1.5%			$580
	Insurance	2.5%			$967
	Home Office Overhead	4.5%			$1,740
	Profit	8.5%			$3,287
	Equipment	0.0%			$0
	Field Office Equipment	0.0%			$0
	Field Office Maintenance	0.0%			$0
	Mobilization/Demobilization	3.0%			$1,160
	Survey	0.0%			$0
		0			
017716	Contract Closeout	2.0%			$774
		0			
012100	FIELD ORDER ALLOWANCE	12.0%			$4,641
	Other Allowance (describe)	0.0%			$0

CSI NUM	DESCRIPTION:	QUANT	UNIT	MATERIAL UNIT PRICE	MATERIAL TOTAL COST	LABOR UNIT PRICE	LABOR MAN HRS PER UNIT	LABOR HRLY WAGE OR UNIT COST	LABOR TOTAL COST	TOTAL HRS	TOTAL UNIT COST	M & L TOTAL COST
ALT #3 - PERFORMING 2004 FAÇADE REPLACEMENT AS A HAZARDOUS MATERIAL CONDITION												
ADD												
	Add cost to perform new façade work as a hazardous materials condition	2,700	SF	$3.00	$8,100	$8.50	0.12	69.00	$22,950	332.6	$11.50	$31,050

Subtotals		$8,100	$22,950 332.6 hrs
SECURITY / OCCUPIED FACILITY	0.0%	*on labor only*	$0 $0
DESIGN CONTINGENCY	20.0%	$1,620	$4,590 $6,210
ESCALATION	3.80%	$369	$1,047 $1,416

General Conditions & Administration	$50,310	56.5%
Allowance	$0	0.0%
Material Cost	$10,089	11.3%
Total Labor	$28,587	32.1%
Total Cost	$88,986	100.0%

SAY: **$89,000**