Lacey Thaler Reilly Wilson
Architecture & Preservation, LLP

Request for Proposals

ADAPTIVE REUSE FEASIBILITY STUDY JOHN L. EDWARDS SCHOOL BUILDING

City of Hudson

March 12, 2019
March 12, 2019

Tracy Delaney, City Clerk
520 Warren Street,
Hudson, N.Y. 12534

Re: Adaptive Reuse Feasibility Study John L. Edwards School Building

Dear Ms. Delaney,

Lacey Thaler Reilly Wilson Architecture & Preservation, LLP (LTRW) is pleased to provide this proposal for completing an Adaptive Re-use Feasibility Study for the John L. Edwards School Building.

Lacey Thaler Reilly Wilson Architecture & Preservation specializes in the renovation, restoration, and adaptive reuse of existing buildings. Finding new uses for buildings that have played a vital role in our community is the cornerstone of our practice. It is the responsible thing to do from economic, cultural, and sustainable viewpoints.

We are currently working with the City of Hudson on the ADA Feasibility Study for City Hall. This will give us a good understanding of the requirements of the City offices that we can also bring to this study of the John L. Edwards School. We understand that the City of Hudson has a unique opportunity to select the appropriate venue to serve as City Hall to the residents of Hudson.

LTRW is currently providing adaptive reuse and planning services for Universal Preservation Hall in Saratoga Springs, NY, Klinkhart Hall in Sharon Springs, NY, the Tesla Science Center in Shoreham, NY, and the S.T.E.A.M. Garden in Albany, NY. We are also currently working on the Facilities Master Plan Update for SUNY Potsdam, which contains 44 buildings of similar age to the John L. Edwards School.

As you will see from our proposal, my partners and I have been involved in numerous projects to adapt buildings and sites following conditions surveys and planning studies. In all instances, an appropriate solution begins with a thorough understanding of the building and the Owner’s goals and resources.

For this project we have assembled a highly qualified team to assist us, each of which we have worked with on many past and current projects. These include Danda, Inc. which will be provide cost estimating services, Lamont Engineering who will provide M/E/P/ Site, Structural, and Civil Engineering services, and Alpine Environmental which will provide Environmental Services. We’re excited to continue this relationship and look forward to the opportunity to work with you!

LTRW IS WILLING TO PERFORM ALL SERVICES IDENTIFIED AND WILL ABIDE BY THE TERMS OF THE RFP, INCLUDING ALL ATTACHMENTS.

Sincerely,

Mark Thaler, AIA
Partner
518.424.5186
mthaler@ltrw-arch.com
CITY OF HUDSON

ADDENDUM NO. 1
ISSUE DATE: FEBRUARY 20, 2019

ALL OTHER TERMS AND CONDITIONS OF THE ORIGINAL REQUEST FOR PROPOSAL SHALL REMAIN THE SAME.

PLEASE SIGN AND ATTACH THIS ADDENDUM TO YOUR PROPOSAL. PROPOSALS WILL NOT BE CONSIDERED WITHOUT A SIGNED ADDENDUM.

SIGNATURE: __________________________
PRINTED NAME: Mark Thaler, AIA, NCARB
FIRM NAME: Lacey Thaler Reilly Wilson Architecture & Preservation, LLP
FIRM ADDRESS: 79 N. Pearl St. 4th FL
Albany, NY
OFFICE PHONE: 518.375.1845
CELL PHONE: 518.424.5186
E-MAIL: mthaler@ltrw-arch.com
DATE: 03/11/2019
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1. Timeline
Timeline

Assessment of Building and Property ............................................................... 4/01/19 - 5/31/19

- Review of existing drawings and reports ..................................................... 4/01 - 4/19
- Field Survey ...................................................................................................... 4/22 - 5/03
  - Report .......................................................................................... 5/06 - 5/24
  - Cost estimation of repairs ......................................................... 5/27 - 5/31

Adaptive Reuse and Sustainability Assessment

- Meet with City and County Department Heads ........................................ 5/06 - 5/31
- Test fits of space utilization .................................................................................. 6/03 - 6/21
  - Review of energy conservation/sustainability measure ........ 6/03 - 6/21
  - Cost estimating of alterations necessary for city and county functions and sustainability measures .......... 6/21 - 6/28

Meetings

- Teleconference Update ...........................................................................Every 2 weeks
- Meeting with City and County to review test fits and initial costs ............. 6/28
  - Discuss additional alternate uses
- Public Forum to discuss additional desired uses ........................................ 7/10
- Outreach to potential tenants ................................................................... 7/11 - 7/31

Test Fits of potential additional uses/tenants ........................................... 7/22 - 8/09

- Cost estimation of tenant fit-out ........................................................... 8/09 - 8/16

Meeting update with city prior to report completion .................................... 8/17

Draft report submitted to city ........................................................................ 9/13

Public presentation of study .................................................................................. 9/17

Final Report submitted to city ........................................................................... 9/27
2. Key Personnel
Our project team is comprised of talented, experienced professionals who have worked together in various combinations over the years. We are architects, engineers and designers who bring decades of experience developing comprehensive innovated approaches to the repair and restoration of existing and historic buildings.

Coordination, communication and management of the team and schedule is key, and when called upon each firm you see here will be fully engaged with the work. Recording the existing conditions through investigation, conceptual designs, and detailed drawings are all critical components to making the most effective set of contract documents for the restoration. While the team is comprised of multiple consultants we approach this project as we do all others; by working closely and efficiently with our team for the best results in a timely fashion.
lacey Thaler Reilly Wilson Architecture & Preservation, LLP is a full-service architectural firm specializing in the renovation, restoration, and adaptive reuse of our nation's existing and historic buildings. Located in historic Albany, New York, we provide a disciplined but nimble approach to the preservation and reuse of our existing and historic building stock.

The partners are recognized experts in the historic preservation field, with over a century of project experience on dozens of local, state, and federally-designated landmarks. We creatively solve the challenges of modern occupancy and efficiency requirements without compromising the integrity of existing structures.

We have worked on projects that have won over two dozen design and preservation awards around the country, including two projects achieving the National AIA Honor Award for Architecture, our profession’s highest honor. We have been privileged to work on many college and university campuses, including complex projects to renovate landmark buildings at Princeton, Cornell, and Michigan State Universities, University of Virginia, United World College, the United States Military Academy, and the United States Naval Academy. We have prepared numerous studies, and completed restoration and renovation projects for state, federal and international clients such as the United Nations, New York, NY; the National Archives and Records Administration, Washington, D.C.; The National Park Service, and Save Ellis Island; and comprehensive infrastructure projects at the New York State and Washington State Capitols.

We have extensive expertise in preservation planning including authoring numerous existing conditions surveys, historic structure reports, and feasibility studies for the adaptive reuse of historic buildings and sites.

Lacey Thaler Reilly Wilson Architecture and Preservation, LLP is passionate about bringing new life to our architectural heritage and our historic communities, locally and nationally. We are dedicated to the renovation, restoration, and adaptive reuse of historic structures and the design of new construction in historic contexts to achieve efficient reuse of our heritage structures.
Mark Thaler, AIA, NCARB
Partner-in-Charge

As a nationally recognized expert in Historic Preservation, Mr. Thaler has been responsible for the renovation and restoration of some of our nation’s most significant landmarks, including buildings at Ellis Island, Valley Forge, the Washington State Capitol, and numerous colleges and universities across the country. He has written and lectured widely on many of the challenges which are encountered in their rehabilitation and his design solutions have been recognized with over two dozen design awards including an Honor Award from the national AIA, our profession’s highest honor. He has authored numerous articles and is the author of APPA’s Body of Knowledge Chapter on Renovation. His collaborative working style enables holistic solutions that incorporate the best of what our past has to offer with what we dream for our future.

Hudson City Hall - Hudson, NY
Partner-In-Charge for the Accessibility Improvement Study and conceptual site and renovation plan for the 1907 Beaux Arts style City Hall.

Universal Preservation Hall – Saratoga Springs, NY
Partner-in-Charge and Designer for the restoration, addition, and adaptive reuse of the historic venue for performing arts, designed in 1871 by Elbridge Boyden as a Methodist Church.

Klinkhart Hall - Sharon Springs, NY
Partner-in-Charge for the evaluation of the existing conditions and the completion of the building conditions report and feasibility analysis of the 1855 commercial building.

Tesla Science Center - Shoreham, NY
Partner-in-Charge for the Historic Structure Report which documents the history of the site, evaluates the existing conditions of the laboratory, tower foundations and selected additional structures, and makes recommendations as to how the site should be restored.

Yaddo - Saratoga Springs, NY
Partner-in-Charge for the comprehensive survey, design and restoration of the 1893 Trask Mansion building envelope.

Ellis Island National Monument - Ellis Island Ferry Building, Ellis Island, NJ
Principal-in-charge and Designer for the interior restoration of the Ellis Island Ferry Building, stabilization of the main hospital buildings, and restoration of the recreation pavilion.

University at Albany, College of Engineering and Applied Science - Albany, NY
Partner-In-Charge for the renovation and adaptive reuse of the former Albany High School into a home for the College of Engineering and Applied Sciences.

Princeton University, Holder, Hamilton, and Madison Halls - Princeton, NJ
Project Executive and Designer for the complete restoration of interiors and exteriors of this 150,000 SF Collegiate Gothic complex, modernizing student life spaces.

Jacob Strong Homestead and Farm - Torrington, CT
Condition Assessment, Site Assessment and Phase 1a Archaeological Study of a circa 1750 house, outbuildings, and 25 acre site. The study included a complete existing conditions evaluation of all structures, identification of work required for their restoration, rehabilitation, and reuse.

Red Lion Inn - Stockbridge, MA
Partner-in-Charge for the renovation of the 1894 inn including replacement of electrical, plumbing, and HVAC systems. Currently working on the renovation of the Hotel’s Kitchen.

Washington State Legislative Building (Capitol) - Olympia, WA
Principal-in-charge and Designer for the complete rehabilitation of the Washington State Legislative Building following the Nisqually earthquake.

Mark Thaler, AIA, NCARB
Partner-in-Charge

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Washington State Legislative Building (Capitol) - Olympia, WA
Principal-in-charge and Designer for the complete rehabilitation of the Washington State Legislative Building following the Nisqually earthquake.
Charles R. Volans
Senior Technical Designer

As a Senior Technical Designer with the firm, Mr. Volans has over 30 years experience serving as job captain and project architect on a variety of projects, including federal government and college and university facilities. His responsibilities include production of contract drawings, existing conditions survey and analysis and coordinating documents with all disciplines.

A selected list of Chuck’s projects includes:

Hudson City Hall - Hudson, NY
Senior Technical Designer for the Accessibility Improvement Study and conceptual site and renovation plan for the 1907 Beaux Arts style City Hall.

Adaptive Reuse of the Montezuma Castle, The Armand Hammer United World College of the American West - Montezuma, New Mexico
Senior Technical Designer for the adaptive reuse of circa 1886, 90,000 s.f. monumental historic structure to support multiple uses, including dining, residence, administration offices, and distance learning/conferencing. The structure was listed in 1997 as one of the Eleven Most Endangered Historic Places by the National Trust for Historic Preservation

Princeton University, Holder, Hamilton, and Madison Halls - Princeton, NJ
Senior Technical Designer for existing conditions and planning reports followed by the rehabilitation of this 150,000 SF Collegiate Gothic complex, modernizing student life spaces. Holder and Hamilton Halls serve as residence halls, while Madison Hall houses dining halls, a new marketplace servery, the university bakery, student lounges, a library, a theater, computer labs, and College administrative offices.

Princeton University, Blair and Buyers Hall - Princeton, NJ
Senior Technical Designer for existing conditions and planning reports followed by the complete Renovation of the 75,000 s.f. Historic Blair and Buyers Halls. Exterior renovations included masonry repairs, window repairs, and slate roof replacement. Interior renovations included wood floor repairs, signage replacement, and new mechanical systems.

GE Building 37 - Schenectady, NY
Gut renovation of the entire building. New first floor program included ADA upgrades to existing toilet rooms, replacement of all M, E, P and fire protection systems. Creation of auditorium with stage and operable wall partitions. Program included renovations of the two story annex building connected to building 37. Raised access floor on both floors of the annex installed to accommodate electrical needs for open office plan. Inclusion of new elevator in building 37 to accommodate handicap accessibility. All windows replaced as well as a new roof.

GE Building 40 – Schenectady, NY
Adaptive reuse of an existing warehouse to accommodate new offices on the second and third floors. Upgrades to bathrooms, as well as all new mechanical systems. Included window replacement with creation of office space.

Steuben County Government Center – Bath, NY
Renovation and restoration of the courthouse building. The facility was updated to address finishes and furnishings, new judges bench with ballistic resistant construction. Bathrooms were renovated, along with all new mechanicals to existing offices.

Hudson City School District – Hudson, NY
Assisted with completion of construction documents for district-wide renovations and additions

Dominican College - Orangeburg, NY
Senior Technical Designer of the new 50,000 s.f. residence hall and 13,000 s.f. dining facility

Cornell University - Ithaca, NY
Senior Technical Designer for the renovation of historic Sage Hall academic building

Hudson Valley Community College - Troy, NY
Senior Technical Designer for the new 100,000 s.f., interactive learning Telecommunications and Computations Center which includes classrooms, t.v. studios, and 250-seat auditorium. This building is designed to utilize audio/video systems and telecommunications for transmission to and from remote locations

“Of special note was the effort of Chuck Volans, who continues to be bedrock of reliability, cooperation and determination both on the Holder Hall project but going back to the Blair Hall project as well. Chuck’s degree of attention to detail will benefit the upcoming construction phase through his ability to coordinate your various inhouse design disciplines. I felt fortunate to again have his services for another [project] at the University.”

David W. Howell, AIA, Senior Project Manager, Princeton University

Education
AAS / 1983 / Hudson Valley Community College / Civil Engineering
Stephanie J. Mulligan
Architectural Designer

Stephanie J. Mulligan holds a Bachelor of Architecture degree from Rensselaer Polytechnic Institute, and an Associate of Applied Science degree in Architectural Technology from SUNY Delhi. Stephanie has more than 15 years’ experience working with AutoCAD, Revit and other graphic design programs. Stephanie has a strong technical background in design and has worked on some of the most important historic buildings in the Capital Region.

A selected list of Stephanie’s projects includes:

**Hudson City Hall - Hudson, NY**
Architectural Designer for the Accessibility Improvement Study and conceptual site and renovation plan for the 1907 Beaux Arts style City Hall.

**SUNY Potsdam, Facility Master Plan Update - Potsdam, New York**
Architectural Designer for the ten year update of the SUNY Potsdam Facilities Master Plan. Campus-wide student and staff statistical analysis, including teaching space utilization will be incorporated into a ten year master plan for campus development.

**City of Albany Water Board Term Contract - Albany, NY**
Architectural Designer for the existing conditions analysis, planning and programming studies for the City of Albany Water Department

**SUNY System Administration Offices (SUNY Plaza) - Albany, NY**
Architectural Designer for the rehabilitation and renovation of the First Floor South Plaza of the SUNY System Administration Building (SUNY Plaza) in the historic former D&H building in downtown Albany.

**SUNY Cobleskill - Champlin Hall Culinary Kitchen, Dining and Bathrooms - Cobleskill, NY**
Architectural Designer for the interior renovation of a fully commercial kitchen for the SUNY Cobleskill culinary program at Champlin Hall. Scope also included newly designed bathroom facilities to serve both the renovated culinary dining room and the main campus dining hall.

**Universal Preservation Hall - Saratoga Springs, NY**
Intern Architect for the development of construction documents and bid packages for stained glass restoration, and currently working on the exterior restoration and interior renovation of the building, which will become a performance venue associated with Proctor’s Theatre of Schenectady.

**City of Albany General Construction 2016 - Albany NY**
Intern Architect for the City of Albany Department of General Services public works project, developing construction bid documents for restoration and renovation work on the following buildings:

- Albany City Hall, 23 Eagle Street
- Engine #9, 360 Delaware Ave
- Engine #1, 324 Washington Ave
- Engine #7, 670 Clinton Ave
- Engine #11, 441 New Scotland Ave
- Criminal Justice Building, 1 Morton Ave
- Lincoln Park Bath House, 146 Delaware Ave
- Washington Park Lake House, 35 Willet Street
- Steamer #10 Theater, 1123 Madison Ave

**City of Albany Roof Restoration and Improvements 2016 - Albany NY**
Intern Architect for the City of Albany Department of General Services public works project, developing construction bid documents for restoration and renovation work on half a dozen city owned buildings.

**Central Avenue Business Improvement District - Albany, NY**
Intern Architect for Existing Conditions Documentation, Feasibility Study and Concept Design, to rehabilitate the old St. Patrick’s Institute on Central Avenue in Albany.

**Education**

B. Arch / 2011 / Architecture
Rensselaer Polytechnic Institute

A.A.S. / 2005 / Architectural Technology / SUNY Delhi
Lamont Engineers is a consulting engineering firm specializing in civil engineering for communities in upstate New York. Established in 1980 as BDT Associates, Lamont Engineers has evolved over the years to provide a full spectrum of professional and technical services. The services include LVDV Operations, Inc. which was established in 1992 to provide operation and maintenance services to water and wastewater treatment plants. Lamont Engineers is committed to our founding principle – service to others.

Lamont Engineers assists communities with planning, funding procurement, project administration, engineering studies, engineering design, bidding, and construction supervision for the following types of projects:

- General Civil Engineering
- Water Supply, Treatment, and Distribution
- Wastewater Collection, Treatment, and Sludge Disposal
- Stormwater Management
- Highways, Local Roads, and Streets
- Structural Engineering
- Municipal Services
- Municipal Buildings
- Site Planning
- Site Development
- Sustainable Engineering
- Flood Response

**PROFESSIONAL MISSION**

“We are committed to providing excellence in engineering services, which will result in high quality and cost effective solutions. We strive to solve problems and resolve issues for our valued clients in a manner which consistently exceeds their goals and expectations. Through our efforts, we will provide creative planning and thoughtful guidance to enhance the environment and the economies of the communities and businesses we serve. The result of our efforts will be quality municipal and corporate infrastructure, a financially sound business, personal growth and profitability for our employees and very satisfied customers.”
BRENDON BECKER, P.E.
Project Engineer

Qualifications to Perform in Proposed Role

A native of Cobleskill, Mr. Becker has 10 years of experience in construction and design of civil engineering and public works projects. For this project, Brendon will serve as Project Engineer.

Relevant Experience

Town of Oneonta Highway Garage - New highway Garage building (2018-Present)
Principal Engineer responsible for the design of a new 16,000 sf highway garage facility current in design. Scope of Services includes full building design including structural, electrical and mechanical.

Town of Butternuts – New Highway Garage Facility
Principal Engineer responsible for the design of a new 10,000 sf highway garage facility. Due to tight budget constraints this unique project included the Town purchasing an existing garage facility for renovation and expansion in order to serve as the Town highway facility. Project includes structural evaluation, electrical and mechanical design. The project is currently in construction.

Town of Middleburgh - New Emergency Shelter and Ambulance building (2015-Present)
Principal Engineer responsible for the design of a new 10,000 sf emergency shelter and ambulance building. The building includes two single depth apparatus bays, communications room, offices, EMS storage area, kitchen, meeting room, training room and office spaces.

Schoharie County - New E-911 Center (2015-Present)
Principal Engineer responsible for the design of a new 8,000 sf emergency E-911 center. The building includes a server room, break room, communications room, office, storage area, and office spaces.

Prattsville Fire District - New Fire Station and Site Planning (2014-Present)
Principal Engineer responsible for the design of a new 11,000 sf fire station. The fire station includes three double depth apparatus bays, communications room, offices, EMS storage area, kitchen, meeting room, and office spaces.

Carlsle Fire District No. 1 - Building Addition/ Renovations (2014-Present)
Assistant Project Engineer for a project designed to be completed in two phases allowing continuous emergency response during the construction process. The newly constructed addition houses fire vehicles and a total rehab of the remaining structure includes new ambulance quarters, new kitchen, meeting room, and office spaces.

CAREER HIGHLIGHTS

Years of Experience
10

Certifications
- Professional Engineer: NY
- NYSDEC Stormwater Training Certification

Education
- BS: 2008/Civil Engineering – Structural and Geotechnical/Economics, Rensselaer Polytechnic Institute

Principal Expertise
- Project Development – Final design, specifications, bidding documents, estimates of cost, approvals and recommendations.
- Full Building Design including Structural, Mechanical and Electrical
- Construction Engineering design drafting using AutoCAD and REVIT.
- Project Management, Construction Management and Administration, Construction Observation for multi-disciplinary projects including utility and civil construction compliance.
- Construction Management and Administration – Shop drawing review, review of Payment
JASON R. PREISNER, P.E.
Project Engineer

Qualifications to Perform in Proposed Role

Mr. Preisner has 10 years of experience with the firm working on the construction and design of civil engineering and public works projects. For this project, Jason will serve as Project Engineer.

Relevant Experience

Town of Berne – Wastewater Collection & Treatment Project
Assistant Project Engineer – Responsibilities included Project Management, Construction Observation, Construction Administration pertaining to the installation of new conventional sanitary gravity sewers and low pressure forced sewers (grinder pumps). Also oversaw the construction and startup of a new recirculating sand filter wastewater treatment facility for the Hamlet of Berne.

Village of Tannersville – Water System Improvements Project
Project Engineer – Responsible for the design upgrades to the Village’s water system infrastructure, include water treatment plant upgrades, development of new well sources, storage and distribution system improvements. Project also included preparation of funding applications for submission to the New York State Environmental Facilities Corporation, and the United States Department of Agriculture – Rural Development Program.

Village of Athens – Water Treatment Plant – Process Waste Improvements Project
Project Engineer – Responsible for the design of upgrades to the Water Treatment Plant Sludge Disposal Infrastructure (Settling lagoon & sludge drying bed). Includes preparation of bid documents for the temporary cleaning of this infrastructure and coordination with the NYSDEC regarding an Order of Consent.

Village of Cooperstown Anaerobic Digester Improvements Project
Assistant Project Engineer – Responsible for the design of a new fixed steel anaerobic digester cover, new anaerobic digester mixing system and improvements to the existing anaerobic digester waste gas system. Responsibilities included coordination with vendors, permitting, contract drawings, bid document production and bidding assistance. Performed Construction Administration and Construction Observation duties for the project.

Village of Sidney – Sludge Drying Bed Improvements Project
Project Engineer – Responsible for the design of two new 120’ x 60’ earthen drying beds at the Village of Sidney Wastewater Treatment Plant. Responsibilities included design, bidding, construction administration and construction oversight.

CAREER HIGHLIGHTS

Years of Experience
10

Certifications
- Professional Engineer: NY
- NYSDEC Stormwater Training Certification

Education
- BS: 2008/Civil Engineering Technology, Rochester Institute of Technology

Principal Expertise
- Construction Engineering design drafting using AutoCAD
- Stormwater Design and Modeling
- Hydrologic and Hydraulic Analysis
- Project Development – Final design, specifications, bidding documents, estimates of cost, approvals and recommendations.
- Construction Observation
- Construction Administration

Sub Consultant: M/E/P, Site and Structural Engineering
MILAN H. JACKSON, P.E.
Licensed Engineer

Qualifications to Perform in Proposed Role

A Principal of the firm, Mr. Jackson has a combined 22 years of experience 15 with Lamont Engineers in construction and design on a variety of civil engineering projects. For this project, Milan will serve as a Reviewer.

Relevant Experience

Town of Middleburgh - New Emergency Shelter and Ambulance building (2015-Present)
Principal Engineer responsible for the design of a new 10,000 sf emergency shelter and ambulance building. The building includes two single depth apparatus bays, communications room, offices, EMS storage area, kitchen, meeting room, training room and office spaces.

Schroharie County - New E-911 Center (2015-Present)
Principal Engineer responsible for the design of a new 8,000 sf emergency E-911 center. The building includes a server room, break room, communications room, office, storage area, and office spaces.

Prattsville Fire District - New Fire Station and Site Planning (2014-Present)
Principal Engineer responsible for the design of a new 11,000 sf fire station. The fire station includes three double depth apparatus bays, communications room, offices, EMS storage area, kitchen, meeting room, and office spaces.

Principal Engineer responsible for the design, bidding, and construction administration of the reconstruction of an existing fire station. The project was designed to be completed in two phases allowing continuous emergency response during the construction process. The newly constructed addition houses fire vehicles and a total rehab of the remaining structure includes new ambulance quarters, new kitchen, meeting room, and office spaces.

Midway Fire District - Site Planning (2014-Present)
Principal Engineer responsible for the design of a site plan for a new fire station. Site plan design included: water service lateral, sanitary service lateral, utility lines, erosion and sediment control, stormwater treatment and storage, grading, driveway permitting, and parking lot layout.

CAREER HIGHLIGHTS

Years of Experience
22

Certifications
Professional Engineer: NY

Education
• BS: 1993/Civil and Environmental Engineering, Clarkson University

Principal Expertise
• Facility Planning: Conceptual design and sizing of facilities.
• Process Engineering: Final design and specification of all process and mechanical systems.
• Instrumentation Engineering: Design of controls systems.
• Permitting (SPDES, Corps of Engineers, Stormwater, Stream Disturbance, NYSDOT, etc.)
• Construction Administration: Shop drawing review, periodic construction observation, review of Pay Estimates.
• Preparation of Operation and Maintenance Manuals:
• Assembly of manufacturer’s technical data and preparation of narrative of plant operation and maintenance procedures.
• Hydraulic Engineering: Design of Pumping Systems and Analysis of Plant Hydraulics
• Structural Design: Wood Framing, Masonry construction and Concrete Construction
ZACHERY J. GURAL  
Engineering Technician

**Qualifications to Perform in Proposed Role**

Mr. Gural has experience with the firm in design drafting and construction administration and observation of civil engineering and public works projects. For this project, Zach will serve as an Engineering Technician, assisting with CAD Drafting and Construction Observation.

**Relevant Experience**

**Town of Oneonta Highway Garage - New highway Garage building (2018-Present)**
Principal Engineer responsible for the design of a new 16,000 sf highway garage facility current in design. Assist with drafting and design of building architectural, structural, electrical and mechanical drawings and specifications.

**Town of Butternuts – New Highway Garage Facility**
Principal Engineer responsible for the design of a new 10,000 sf highway garage facility. Due to tight budget constraints this unique project included the Town purchasing an existing garage facility for renovation and expansion in order to serve as the Town highway facility. The project is currently in construction.

**Town of Middleburgh - New Emergency Shelter and Ambulance building (2015-Present)**
Principal Engineer responsible for the design of a new 10,000 sf emergency shelter and ambulance building. The building includes two single depth apparatus bays, communications room, offices, EMS storage area, kitchen, meeting room, training room and office spaces.

**Prattsville Fire District - New Fire Station and Site Planning (2014-Present)**
Principal Engineer responsible for the design of a new 11,000 sf fire station. The fire station includes three double depth apparatus bays, communications room, offices, EMS storage area, kitchen, meeting room, and office spaces.

~ Previous Employer Experience ~

Responsible for monitoring and inspecting construction projects. Also required to document and pay for items as specified by contact.
Alpine Environmental Services, Inc. is a full service asbestos, lead and industrial hygiene-testing laboratory offering state of the art technical and analytical services. Furthermore, we are consultants in safety and engineering offering asbestos, lead and environmental remediation design. We have a wide background in professional testing services and a large staff to cover our client's needs.

We have a great team of EPA trained asbestos building inspectors with a cumulative total of thousands of field hours in inspection services. Our inspection format mimics the AHERA (Asbestos Hazard Emergency Response Act) requirements for asbestos in schools, which leaves our report able to be universally understood by accredited inspectors. This gives our clients the confidence that any report generated by our company will be able to be understood in years to come by other consultants.

**ASBESTOS DIVISION**
- AHERA Format inspection services, building surveys and cost estimates
- Asbestos project design and project management
- Project supervision and air monitoring services for asbestos abatement
- Applications for variances, alternative work practices and regulatory department correspondence

**INDUSTRIAL HYGIENE DIVISION**
- Certified industrial hygienist on staff
- Indoor air quality surveys and testing
- Microbiological monitoring
- Personnel exposure assessments

**ENVIRONMENTAL SITE ASSESSMENT DIVISION**
- NYS licensed professional engineers on staff
- ASTM phase I environmental site assessments
- Phase II site sampling
- Phase III site remediation design
- Soil testing for underground storage tank removal

**LEAD SERVICES DIVISION**
- Lead-based paint testing and inspections
- X-ray fluorescence spectrum analyzer for on-site lead based paint reading
- Atomic absorption analysis for lead in paint, water, soil and air
- TCLP for disposal of lead-based paint
- Lead Worker/Supervisor training

**HEALTH AND SAFETY TRAINING**
- Asbestos certification courses (EPA and NYS DOH approved)
- Hazwoper/confined space entry
- Lead abatement courses
- Right to know – hazard communication training
- Lock-out tag-out
- Forklift Operator

**RADON MITIGATION**
- Certified by the National Environmental Health Association, National Radon Proficiency Program
PAUL W. VAN ZANDT  
Project Monitor/Lead Inspector/Risk Assessor  
Alpine Environmental Services, Inc.  
1146 Central Avenue  
Albany, New York 12205  

POSITION
CURRENTLY:  USEPA LEAD INSPECTOR/RISK ASSESSOR  
NYS ASBESTOS INSPECTOR  
NYS DOH ASBESTOS INSTRUCTOR  
NYS ASBESTOS PROJECT MONITOR  
NYS ASBESTOS AIR SAMPLING TECHNICIAN  

EDUCATION
1991  BACHELOR OF ARTS IN ENVIRONMENTAL SCIENCE  
STATE UNIVERSITY OF NEW YORK AT PLATTSBURGH  

1995  NYS ASBESTOS AIR SAMPLING TECHNICIAN  
CERTIFICATE  
1995  NYS ASBESTOS PROJECT MONITOR CERTIFICATE  
1995  CONFINED SPACE TRAINING  
1995  NITON XRF TRAINING  
1996  NEW JERSEY/EPA LEAD INSPECTOR/RISK ASSESSOR  
1997  NYS ASBESTOS INSPECTOR CERTIFICATE  
1998  NYS DOH ASBESTOS TRAINING INSTRUCTOR  
2000  FEDERAL RADIATION WORKER (107 TRAINING)  
2001  USEPA LEAD INSPECTOR/RISK ASSESSOR  

PROFESSIONAL EMPLOYMENT
May 2000 to  Present  
ALPINE ENVIRONMENTAL SERVICES, INC.  
EPA CERTIFIED LEAD INSPECTOR/RISK ASSESSOR  
FOR HUD, RESIDENTIAL AND EBL CHILD  
INVESTIGATIONS AND ABATEMENT PROJECTS.  
NYS ASBESTOS INSPECTOR FOR PRE-  
RENOVATION/DEMOLITION AND RESIDENTIAL  
PROJECTS  
NYSDOH ASBESTOS TRAINING  
OSHA LEAD AWARENESS TRAINING AND AIR  
SAMPLING  
SENIOR PROJECT MONITOR FOR ASBESTOS  
ABATEMENT PROJECTS INVOLVING REGULATORY  
COMPLIANCE AND AIR SAMPLING
Firm Overview

Danda, Inc. staff of professional estimators understands the estimating process and is adept at developing quantified detailed estimates at each design stage. Our individual and collective experiences along with our estimating process and quality standards are the foundation of our work product.

Our estimating expertise commences during the early program, schematic and conceptual stages and continues throughout the advanced design development and contract document stages of the design process. We understand the design process for each of the design stages and for each design discipline defines the level of the estimate product we produce.

Our staff consists of individuals with relevant specific project experience and includes individuals with diverse backgrounds in all the design related disciplines - civil, architectural, structural, mechanical and electrical.

We at Danda understand the design process but equally as important we understand the bricks and mortar of a building. Since 1988 Danda has been providing cost consulting services to both architects and owners, both, private and public.

Danda developed and utilizes an in-house computerized estimating format. All detailed estimates are typically structured in a building component format as this format is best suited to address the preconstruction process with the design professionals. We can also structure any estimate to meet our client’s specific requirements from CSI to Uni-format.

From the project’s inception, using the basic elements of program areas, functional usage, form and aesthetic characteristics we produce a project specific “cost model” from our database that is generated to validate project costs at the projects program or early conceptual stage and are used to initiate the value planning and value engineering processes.

In addition, we have developed our own comprehensive unit cost “assembly” database that facilitates in the pricing of each of our estimates. We specifically tailor our database to the specifics of each project’s characteristics starting at the conceptual / schematic stages and continuing throughout the remaining stages of the design process. This approach enhances accuracy of our cost estimates at each design stage.
Mr. Diamantopoulos has over 42 years of construction cost estimating experience and is a Certified Professional Estimator. He is knowledgeable in all aspects of preconstruction and value engineering estimating and cost monitoring activities and is a highly seasoned professional in preparing cost estimates. His background includes all types of building projects and related civil work and infrastructures. His diverse range of experience ranges over myriad project types and from high-end quality projects to historic renovations to general commercial construction projects. This background provides his clients the broad based experience that benefits projects.

His technical leadership commences with a comprehensive evaluation of the project’s design from the initial program and continues through each of the key design stage intervals and finally on through the final contract drawings.

In addition, Mr. Diamantopoulos consults and closely works with the design team and on value planning and value engineering. He can provide comparison cost data to allow both Owners and Architects accurate information to make key decisions on which systems and assemblies offer the greatest value and efficiency in cost. This type of information provides solid economic benefits to the project from the earliest stages of the process.

His interactive philosophy and estimating strengths occur at the program, conceptual/ schematic, design development and contract document stages. The work product of Danda’s estimates gives the owners and design team a solid management tool that identifies realistic budgets and provides the tools necessary to proceed with the design and to maintain a project within budget.

Experience over the last 20 years

Historic / Restoration

- Historic Atlantic City Convention Center, Atlantic City, NJ
- Essex County Courthouse, Newark, New Jersey
- Wang Theater, Boston, MA
- New Haven City Hall, New Haven, CT
- 555 Broadway, Scholastic World Headquarters, New York
- Whitehall Ferry Terminal Reconstruction, New York, NY
- Renovations to St. Ignatius Loyola School
- Spence-Chapin Building Renovation
- Leader House Addition & Renovation
- British International School Renovations

Education - College/University:

- Burlington Community College - Mt. Laurel, NJ
- WOLD Science & Engineering Center, Union College, Schenectady, New York
- University of Michigan, Division of Kinesiology, Ann Arbor, Michigan
- Northwestern University, Medill School of Journalism, Evanston, IL
- Northwestern University, McCormick Tribune Center, Evanston, IL
- University of New England, Center for Health Sciences, Biddeford, Maine
- University of Michigan, Perry Building Expansion & Renovation, Ann Arbor, MI
- University of Michigan, Perry Building, Ann Arbor, MI
- University of New York, Student Life Center, Cobleskill, NY
- SUNY Plattsburg, Hudson Hall Renovations, Plattsburg, New York
- SUNY Purchase – New Residence Hall, Purchase, New York
- Williams College New Library & Science Building, Williams, Ma.
3. References from Relevant Projects
Restoration and Adaptive Reuse

Elbridge Boyden designed the Hall in 1871 for the Methodist church to host their annual regional meeting. In 1976 the Methodists sold the building to the Universal Baptist Church, who occupied it until the building’s deteriorating state made it unsafe. In 1999 citizens of Saratoga Springs joined with members of the Baptist Church to rescue the Universal Preservation Hall from collapse.

Lacey Thaler Reilly Wilson Architecture & Preservation is currently working with Universal Preservation Hall on the exterior restoration and interior renovation of the building and the design of an entry addition. UPH was awarded grants from the NYS Office of Parks, Recreation, and Historic Preservation and the New York Landmarks Conservancy Sacred Sites Program. We also assisted in securing a Technical Assistance Grant from the Preservation League of New York State for preparation of an accessibility study which was completed in 2014 and a 2015 grant from the Empire State Development Corporation. In addition LTRW provided assistance in securing over $3.6 Million in state and federal Historic Tax Credits to offset the construction costs.

Additional work has included assessment of the existing conditions, complete measured drawings of the building and site, a code analysis and programming study for the interior renovations, detailed exterior restoration of the masonry and roofs, construction documents, construction administration and a model of the entry addition.

Once completed in 2019 this former Methodist church will function as a premiere professional performance venue.

Reference: Philip Morris
CEO, Proctors
Phone: (518) 382-3884
Email: pmorris@proctors.org
Duration: 2014 - Ongoing
Klinkhart Hall
Sharon Springs, NY

Building Condition Report / Feasibility Study

Lacey Thaler Reilly Wilson Architecture & Preservation, LLP was retained by the Klinkhart Hall Arts Center, Inc. to evaluate Klinkhart Hall, an 1885 commercial building designed by a Cobleskill Architecture Firm Roberts & Sons. The building includes a second floor Masonic Lodge and a 1920’s movie cinema on the first floor. The building will be adaptively reused to provide a performing arts theater, meeting spaces, gallery space and support functions.

As the client is a Not-for-Profit with limited funding, it was decided to break up the initial planning work as grant funding became available. The first task was the preparation of an Building Condition Report which documented all of the building’s problems of repair and identified immediate work needed to stabilize the long vacant structure.

Subsequently, we prepared a Feasibility Study which developed a building program and concept plans of how the building could be transformed into an Arts Center. This was followed by a cost estimate which identified costs for 5 phases of work to get to project completion.

Provided with this information, Klinkhart Hall was successful in obtaining $720,000 in NYS grant funding toward the first phase of the project in order for the facility to once again serve a vital role in the communal life of Sharon Springs. Work is expected to be completed in 2020.

Reference: Doug Plummer
Title: Mayor
Village of Sharon Springs, NY
Phone: (518) 944-5933
Email: sharonspringsmayor@gmail.com
Duration: 2016 - Ongoing
Wardenclyffe Historic Structure Report and Demonstration Project

Nikola Tesla was a genius and one of the greatest scientists and inventors in history. His experiments with electricity resulted in the Alternating Current (AC) that we use today. At the 1893 World’s Fair in Chicago he demonstrated the use of fluorescent lighting. He was a pioneer in X-ray technology, remote control, and wireless communication.

In 1901-02, Tesla built a brick laboratory building designed by architect Stanford White and a 187-foot high Wardenclyffe Tower to send messages across the Atlantic using the earth’s atmosphere as a means to conduct the signal. Construction was slowed due to financing and before he could complete the site Giuillaume Marconi transmitted a trans-Atlantic radio signal in December 1901. The financier JP Morgan then pulled his financing and Tesla, deeply in debt, ultimately filed for bankruptcy.

His laboratory and tower at Wardenclyffe were seized by the US Bankruptcy court and the tower was ultimately demolished for scrap in 1916. The site was then purchased by a photographic film and paper manufacturer that utilized the site until the 1990s.

In 2013, the abandoned site which included both the original Tesla laboratory and numerous later structures was purchased by the Tesla Science Center with the intent to restore the original laboratory and create a museum.

Lacey Thaler Reilly Wilson Architecture & Preservation was hired to complete a Historic Structure Report which documented the history of the site, evaluated the existing conditions of the laboratory, tower foundations and selected additional structures, and made recommendations as to how the site should be restored and how it may best function as a museum to the father of modern electricity.

We subsequently prepared the nomination for the site’s listing in the National Register of Historic Places where it is now listed as having national significance.

We have recently prepared Construction Documents for the restoration of the chimney and cupola as the first phase of the building’s restoration and adaptive reuse as a museum to Nikola Tesla.

Reference: Marc Alessi
Title: Executive Director
Tesla Science Center at Wardenclyffe
Phone: (631) 886-2632
Email: malessi@teslasciencecenter.org
Duration: 2016 - Ongoing
Master Plan

Lacey Thaler Reilly Wilson Architecture & Preservation is currently working on the update to the 2008 Campus Wide Facilities Master Plan for SUNY Potsdam. Once completed, the FMP will assist the Campus in providing guidance for future facility development improvements that support the College's academic mission and vision. The Update will also identify opportunities to enhance, maintain, or improve the built environment to support learning and student development. Accessibility issues will also be addressed in the update.

Although one of the oldest colleges in the United States, dating back to 1816, a majority of the buildings on campus are mid-century brick structures. The school sits on 240 acres and consists of 44 buildings including two libraries, the Frederick W. Crumb Memorial Library in the center of the academic quad, and the Crane Music Library in Schuette Hall at the Crane complex. The college also has six performance facilities, an art gallery, and the Maxcy Hall Athletic Facility.

The College is committed to an evolving campus experience and is focused on providing unique and personalized academic and co-curricular experiences for all of its students. By reviewing and presenting the trends within a variety of campus attributes, including the demographic data and continuing physical and curricular improvements, the finished Master Plan will help the college stakeholders make better decisions when planning for the College's physical needs.

Reference: Jeffrey K. VanDenburgh
Title: Regional Director of Design
State University Construction Fund
Phone: (518) 320-1788
Email: jeffrey.vanderburgh@suny.edu
Duration: 2017 - ongoing
4. Approach
Project Approach

Lacey Thaler Reilly Wilson Architecture & Preservation, LLP (LTRW) specializes in the renovation, restoration, and adaptive reuse of existing and historic buildings. It is not a passing interest, it is both our expertise and our passion. Each of the partners has over 20 years of experience in assessing older institutional buildings.

Mark Thaler, the partner who will lead this project, has over 30 years of experience and has been responsible for the assessment, rehabilitation, and adaptive reuse of over 200 older institutional buildings. He has published numerous articles and lectured at national conferences on various subjects relating to their renovation, restoration, and adaptive reuse. Projects have run the gamut from 18th century residences to mid-century modern buildings, such as the John L. Edwards School. He has been responsible for restoration work on Washington’s Headquarters at Valley Forge; iconic buildings at Princeton University; several buildings at Ellis Island; and the $100 Million rehabilitation of the Washington State Legislative Building (Capitol) in Olympia, Washington which was awarded an AIA Honor Award in 2005.

Mid-century architecture has become an ever-increasing part of our practice. We are currently working on numerous post-World War II college and university buildings for the State University of New York.

"I wanted to take this opportunity to express my gratitude for your efforts on behalf of the rehabilitation of the Washington State Capitol. While working under extraordinary circumstances you and your staff have performed above our expectations...We were all so very impressed with your command of the technical issues and your openness to discuss options and alternative views. Everyone working on the project from our maintenance staff – always a tough group to impress – to the State Historic Preservation Officer, to energy and disability advocates are excited about the work you’re doing and the direction the design is taking.

Patricia McLain, Project Director Legislative Building Rehabilitation Project"
1. Assessment of Building/Property

Understanding how older buildings are constructed, the causes of their deterioration, and how they should be properly repaired, takes years of experience. Each building has unique qualities and factors influencing how well they stand the test of time.

Our first task in assessing any building is to gather as much information as we can. This includes review of historical and archival data as well as current studies and reports. We do this not only because we are curious about who built a structure and what happened there in years past, but it helps inform why certain conditions exist today and informs our decision making for future repairs and or renovation.

Archival research being conducted by Mark Thaler for the University at Albany College of Engineering and Applied Sciences. Original drawings and specifications were found in the University Archives and historic photographs located at the Albany Institute of History and Art revealed details that would have only been surmised.

As part of our current exterior restoration of the former Albany High School for its adaptive reuse as the University at Albany’s new College of Engineering and Applied Sciences we searched local repositories and found the architect’s original blueprints and specifications which were of immense help in understanding how the structure was built without the cost of extensive probes. Early photographs provided detailing of missing elements such as the parapets and light fixtures.

We have spoken with George Keeler, Superintendent of Buildings and Grounds for the Hudson City School District and are aware that many of the original drawings and drawings for later alterations and the 2009 addition are available. A thorough review of the drawings and reports in his possession will be the first task that we would complete.

Once archival research has been conducted, any assessment of an older building requires intensive investigation and fieldwork to properly document the existing conditions, understand its problems, and develop design solutions that are appropriate for the client's needs. Documentation requires
photographing, measuring, probing, and spending the necessary time in the building to understand all of its intricacies. This information then has to be converted into accurate base drawings which serve as the basis for all further work.

When investigating existing conditions on a historic building it is necessary to understand how materials perform, both individually and as building systems. Because of our constant work with older buildings we have examined numerous building systems. Brick and stone masonry, windows, roofing, curtain wall systems, and interior finishes such as plaster and terrazzo are all well-known to us. We understand when it is appropriate to repair, replace in kind, or provide substitute materials.

Mark Thaler conducting fieldwork at Grace Episcopal Church in Utica, NY and Universal Preservation Hall in Saratoga Springs, NY.

It is sometimes necessary to conduct probes to determine the root causes of deterioration observable on the surface. Cracking in brickwork adjacent to steel window lintels often suggests rusting of the lintels and inadequate or missing internal wall flashings above the windows. In this instance at SUNY Plattsburgh we hired a masonry contractor to conduct a series of probes necessary to evaluate the causes of masonry deterioration.
Mark Thaler, partner of Lacey Thaler Reilly Wilson Architecture & Preservation (LTRW), will lead the existing condition assessment of the building and prepare the architectural portion of the assessment. This will include an assessment of the roof, windows and doors, exterior wall conditions, and interior finishes. Lamont Engineering, with which we are currently working on another adaptive reuse project, will provide an assessment of the structural, mechanical, electrical, and plumbing systems in the building, as well as a civil engineering assessment of the site. Alpine Environmental will review the hazardous materials testing reports that have been previously completed and assess the building to determine if any additional testing is warranted. In addition to noting problems of repair, we will also provide a preliminary code review and note items which will need to be addressed if the building undergoes alterations and a Change of Use.

LTRW will then combine the findings into a comprehensive Existing Conditions Assessment chapter within the John L. Edwards School Building Adaptive Reuse Feasibility Study.

2. Adaptive Reuse Assessment and Public Engagement/Communication

While we take great pride in our stewardship of national landmark buildings, it is helping in the rebirth of individual community buildings which provides the most satisfaction and gives us purpose.

Mark Thaler started his career adapting older buildings for new uses. While still in college he worked for an architect who also specialized in the renovation of buildings and adapted churches and firehouses for new uses. Mark’s thesis project at Rensselaer Polytechnic Institute was the adaptive reuse of a long-abandoned church in his own hometown.

We understand that as much as we may be nostalgic for buildings within our communities they must continue to serve a purpose in order to survive.

We have been involved in many adaptive reuse projects throughout our careers. At the United World College in Montezuma, New Mexico, Mark led a project to adaptively reuse a former railroad resort hotel which had been abandoned for over 30 years into the centerpiece of a college campus, providing a dining hall, dormitory space, classrooms, apartments, and student recreational space. Despite the fact that this was a private development, community meetings were held throughout the design process to keep the local residents informed. We also published a quarterly newsletter, Save the Castle / Serve the World which included updates from both the architect and the College President. When the building was completed, nearly 5,000 residents from all over New Mexico came to tour the building.

We are currently working on the adaptive reuse of a former church building into a performance venue at Universal Preservation Hall in Saratoga Springs, New York; the adaptive reuse of a former carriage house into a retail outlet and café for SUNY Cobleskill; and the adaptive reuse of a former
parochial school and convent into a science, technology, engineering, arts, and math (S.T.E.A.M.) business incubator center in Albany, New York.

In all of these instances, we analyze the building and the program and determine how the spaces can be best adapted and matched together. It is an iterative process. Using a building in its original form to the extent possible makes good economic sense. The spaces in a building often suggest what type of function they can support.

**Community involvement is key!** We are strong advocates for community and stakeholder participation in determining how a building like the John L. Edwards School Building can be adaptively reused to serve a new purpose while maintaining its character and connections with the community's past.

Although not an active project, LTRW recently hosted a design charrette in our office to explore options for the adaptive reuse of the former Beech-Nut manufacturing plant in Canajoharie, New York. We invited representatives from Montgomery County, the Village of Canajoharie, and a local not-for-profit to explore various alternatives including a business incubator for agricultural enterprises, arts spaces, and a government center. Numerous ideas were explored.

![Design charrette with Montgomery County at LTRW offices to explore adaptive reuse ideas for the abandoned Beech-Nut factory in Canajoharie, New York.](image)
Each of these uses has an architectural component as to what might work spatially but the economic and political forces will help shape how the complex can best be utilized.

For this project, the LTRW team will already have a deep understanding of the functions currently housed in the existing City Hall as we have been selected to complete the ADA Feasibility Study for that building and will be interviewing department heads within the coming weeks. We would build upon that information and similarly interview county department heads to gather the information necessary to insure that issues of functionality and required adjacencies are addressed.

We are currently doing this same exercise with the State University of New York at Potsdam, where we are preparing a Master Plan for all of the buildings on the campus and how they can best serve the client in the future. This requires meeting with each department, understanding the current and future needs of each, and looking at how each of the buildings can accommodate those needs.

Page from SUNY Potsdam Master Plan indicating space usage for one of the buildings included in our on-going study for the campus. Similar plans would be developed for the John L. Edwards School Building.

While addressing the space needs of the City of Hudson and Columbia County is a function of looking at existing spaces and meeting with known stakeholders, it is understood that there is likely to be additional space in the John L. Edwards School Building that can serve other community uses.
Understanding which additional functions the building might serve will begin with a test fitting of the various City and County functions and then understanding the amount and type of space which remains within the building. After meeting with the City and County and reviewing the findings to date, we would propose holding a public forum to get feedback on our findings and understand the types of functions that the public would like to see housed at the facility. We can then meet with various stakeholders within the community to understand whether those functions would be good fits for this site. We would then document those options within the John L. Edwards School Building Adaptive Reuse Feasibility Study.

Cost Estimating

We will use Danda, Inc., a professional independent cost estimator to prepare cost estimates throughout the design process. The partners of LTRW have worked closely with Danda for nearly twenty years on scores of projects. We have always found them extremely thorough and reliable.

We are currently working with them of the City of Hudson ADA Feasibility Study; the exterior restoration of the Yaddo mansion in Saratoga Springs, NY; the renovation of the offices for the Preservation League of New York State; and at the Casparus Pruyn House for the Town of Colonie, among other projects.

3. Sustainability

Both LTRW and Lamont Engineering have extensive experience in implementing energy efficiency and sustainability measures in existing buildings.

Mark Thaler has lectured widely on issues of Energy Conservation in Existing and Historic Buildings. In 2012, he was one of several speakers that conducted 12 workshops on this issue around New York State. The workshops were co-sponsored by the New York State Energy Research and Development Authority (NYSERDA) and the Preservation League of New York State. Additionally, Mark was a contributing author of Preservation Brief 3: Improving Energy Efficiency in Historic Buildings prepared by the Technical Preservation Services branch of the National Park Service.

Having worked with existing buildings for his entire career, it is important that energy conservation measures take building science into account. It is necessary to understand how such measures can affect a building. Adding insulation without a clear...
understanding of where condensation might occur can cause deterioration and the potential for mold growth.

With that said, we have dramatically improved the energy efficiency and sustainability of numerous existing buildings. All of our work with the State University of New York requires their existing buildings to receive a “Deep Energy Retrofit.” This includes the efficiency of the exterior envelope as well as the building systems. It is crucial however that each building to reviewed on its own merits. If existing staff is not properly trained in the controls of the systems they oversee, energy efficiency measures can become the exact opposite. We will work with you to understand what might be appropriate for this building.

The John L. Edwards School could potentially utilize a ground source heat pump system to provide year-round heating and cooling such as we installed for the Sisters of St. Dominic in Amityville, NY. That project also included a grey water system to recapture lavatory and shower water to flush toilets.

The building could also be a candidate for photo-voltaic panels on the roof as was done at the Washington State Capitol. There, the panels provided supplemental electricity and provided a learning opportunity for students who visited the Capitol. The same could be done here to demonstrate the viability of photo-voltaic energy to residents who come to the building.

4. Supporting Analysis

Both LTRW and Lamont Engineering are very familiar with many of the grants available and with the Consolidated Funding Application process.

LTRW has assisted numerous clients with grant applications and administration. For Universal Preservation Hall in Saratoga Springs we have assisted them in securing an $800,000 Empire State Development Grant, two Technical Assistance Grants from the Preservation League of New York State, and have worked with the grant administrators to extend their $375,000 2011 Environmental Protection Fund grant until they were able to raise their capital and move the project forward.
5. Budget
1. Based on the approach identified herein and the Scope of Work identified in the RFP, Lacey Thaler Reilly Wilson Architecture & Preservation, LLP proposes a budget of

**Forty Two Thousand and no/100 Dollars ($42,000.00)**

This budget is based upon the following breakdown by task:

- Assessment of Building and Property: $8,300
- Adaptive Reuse / Sustainability Assessment: $7,800
- Meetings and Community Outreach: $8,200
- Cost Estimating: $9,500
- Report Writing: $8,200

LTRW is open to revising our approach and adjusting the budget accordingly.

2. The anticipated reimbursable expenses for travel, meals, lodging and printing cost will not exceed $1,000.00. This is in addition to Lump Sum fee listed above and will be billed at cost with no additional markups. This includes up to five (5) printed copies of the final Adaptive Reuse Feasibility Study report.
# CITY OF HUDSON

## CLASSIFICATION AND RATE FORM

**REQUEST FOR PROPOSAL - JLE ADAPTIVE RE-USE FEASIBILITY STUDY**

<table>
<thead>
<tr>
<th>CONSULTANT</th>
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<th>EMPLOYEE TITLE</th>
<th>ACTUAL HOURLY RATE</th>
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<tr>
<td></td>
<td>Mark Thaler, AIA, NCARB</td>
<td>Partner-In-Charge</td>
<td>$48.08</td>
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<tr>
<td></td>
<td>Chuck Volans</td>
<td>Senior Technical Designer</td>
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<td></td>
<td>Stephanie Mulligan</td>
<td>Architectural Designer</td>
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<td></td>
<td>Jason Preisner</td>
<td>Project Engineer - Lamont Engineering</td>
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<td></td>
<td>Zachary Gural</td>
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<td></td>
<td>Craig Petreikis</td>
<td>Principal Engineer - Alpine Engineering</td>
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<td>Paul VanZandt</td>
<td>Asbestos Inspector - Alpine Engineering</td>
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<tr>
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<td>James Diamantopoulos</td>
<td>Chief Estimator - Danda, Inc.</td>
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<tr>
<td></td>
<td>Milan Jackson</td>
<td>Prinipal Engineer - Lamont Engineering</td>
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<td>Brendon Becker</td>
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<td></td>
<td>Jason Preisner</td>
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<td>Zachary Gural</td>
<td>Engineering Technician - Lamont Engineering</td>
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<td></td>
<td>Craig Petreikis</td>
<td>Principal Engineer - Alpine Engineering</td>
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<td>Asbestos Inspector - Alpine Engineering</td>
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<td></td>
<td>James Diamantopoulos</td>
<td>Chief Estimator - Danda, Inc.</td>
<td>$100.00</td>
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</tbody>
</table>

## TO BE COMPLETED BY CONSULTANT

*Consultant Certification: I certify that the employee wage rates shown above are correct and represent the actual rates paid to the employee listed.*

*FOR THE PRIME CONSULTANT*

<table>
<thead>
<tr>
<th>SIGNATURE OF OFFICER</th>
<th>NAME OF OFFICER</th>
<th>EMAIL ADDRESS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Mark Thaler, AIA, NCARB</td>
<td><a href="mailto:mthaler@ltrw-arch.com">mthaler@ltrw-arch.com</a></td>
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</table>