Proposal to Prepare
Feasibility Study - Adaptive Re-Use
John L. Edwards School, Hudson, NY

Presented to
City of Hudson
March 12, 2019
March 12, 2019

Ms. Tracy Delaney, City Clerk
City of Hudson
520 Warren Street
Hudson, New York 12534

Re: Proposal to Prepare Feasibility Study – Adaptive Re-Use, John L. Edwards School, Hudson, NY

Dear Ms. Delaney,

We are pleased to submit the enclosed proposal to prepare a Feasibility Study for the adaptive re-use of the John L. Edwards School in the City of Hudson, New York. We understand that this former elementary school is now available for a variety of uses that could economically benefit the City and County and that a Feasibility Study is needed to develop an appropriate plan for re-use. Further, we understand the importance this project can have to the local community.

architecture+ has maintained a single office in Troy, New York since our founding in 1984. We are a professional corporation that provides architectural and interior design and planning services to institutional clients in government, healthcare, and higher education. We have completed hundreds of Feasibility Studies for clients including local municipalities. I will serve as Principal-In-Charge and lead the analysis/report preparation as well as attend meetings. Recently, I completed planning and design projects for the Town of Brunswick and Rensselaer County as well as the renovation to create the new headquarters for Twin County Recovery Services in the City of Hudson.

We have assembled a team of subconsultants that is highly qualified to meet the needs of the City. Contact information for all team members is as follows:

architecture+ Primary Contact: J. Michael Bergen, AIA, Principal
P: 518-272-4481 F: 518-272-1605 bergenm@aplusa.com

Subconsultant Primary Contacts:

Hesnor Engineering Associates, PLLC
TJ Hesnor, PE, Principal
P: 518-689-2030 ext. 302 F: 518-689-2088
th@hesnor.com

Weston & Sampson
Daniel P. Biggs, RLA, ISA, Associate/Regional Manager
P: 518-463-4400 ext. 5517 F: 978-977-0100
BiggsD@wselinc.com

Spring Line Design
Jeffrey Bak, PE, Principal Engineer
P: 518-487-4755 ext. 102 F: 518-670-0122
jrb@springlinedesign.com

CHA Consulting, Inc.
Henry Uhlig, Principal Scientist VI
P: 518-453-4786 F: 518-458-1735
HUhlig@chacompanies.com

We are willing to perform all services identified and will abide by the terms of the RFP, including all attachments. We thank the City of Hudson for the opportunity to be considered for this important and timely study.

Very truly yours,

architecture+

architecture+
TJ Hesnor, PE, Principal

J. Michael Bergen, AIA OAA, Principal

Acknowledgments:

Francis Marlowe, P.E., FAIA, FACHE, OAA
Joseph J. Lomonaco AIA LEED AP
J. Michael Bergen AIA OAA
Brian L. Barkas AIA LEED AP BD+C
Sara K. Wangen AIA ASID
Maya Kaye Young AIA
Valerie J. Bock AIA LEED AP BD+C
Arian S. Correia AIA
Vincent J. Lipper AIA Member Emeritus

Address:

TJ Hesnor, PE, Principal

397 River Street
Troy, New York 12180

Phone: 518-272-4481 Fax: 518-272-1605
www.aplusa.com
"architecture+ designed a beautifully attractive facility which has provided our employees with much needed additional office space and parking provisions enabling us to provide our Town of Brunswick resident taxpayers more efficient services. It was a pleasure working with architecture+.”

Philip H. Herrington
Supervisor
Town of Brunswick

architecture+ proposes completing the Feasibility Study for the Adaptive Reuse of the John L. Edwards School, Hudson, NY on the following schedule:

- Existing Asset Assessment (3 months)
- Town Hall Meeting
- Adaptive Reuse Assessment (3 months)
- Town Hall Meeting
architecture+

Key Personnel | Firm Profile

"architecture+ exceeded our expectations by providing a creative solution to a complex design problem."

John A. O'Donnell PE CEO, Albany County Airport Authority

architecture+ is a design and service-oriented architectural, planning, and interiors firm located in the city of Troy in New York's Capital Region. Since 1984 we have evolved into one of New York's most respected firms and are continually ranked as one of the largest architecture firms in the region.

architecture+ was founded on the unique premise of providing exemplary service to our clients and our community. Serving people and their communities is a conscious choice that leads to more than just great buildings, but meaningful places that reflect our clients' best aspirations.

At architecture+ we create buildings that flow organically from the needs of those who use them.
The majority of our projects are completed for institutional and commercial clients. As a result, we are accustomed to meeting the challenges faced by clients with multiple stakeholders and decision makers. We understand and respect the responsibility that our clients have to others and excel at helping our clients achieve consensus by making presentations, answering questions, and responding to special interest groups.

We consider our clients an integral part of our design team and work closely together with them from start to finish. Perhaps this is why more than 80% of our work is for repeat clients, many of whom have worked with us since our inception. We treat our clients as equal partners in the entire process, and collaborate closely with them to envision, generate, and evaluate design alternatives.

Perhaps our greatest strength is what one client described as our ability "to reach inside" an organization and create plans based not just on what can be seen and heard, but on an intrinsic understanding of those elements of the institution that embody its unique identity and strengths.

We take special joy in working with people who themselves provide a service to others. Our practice expertise is highly compatible with clients who are concerned with stewardship and are involved with the delivery of services themselves. We value projects where our participation will have a beneficial impact on the world and our community.
Key Personnel | Services

We are skilled designers and problem solvers. We view design as a unique problem-solving discipline that enables us to create exceptional spaces through inspiration, attentiveness, insight, and technical excellence. Our professional staff is skilled in a range of services including architecture, planning, interiors, and preservation.

Architecture

architecture+ is committed to bringing an unusual degree of care and attentiveness to the delivery of services to our clients. Our thoroughness in the development of contract documents and administration of construction contracts has resulted in projects that are completed within budget, in a timely fashion, and with cooperative and productive relationships between all members of the project team. The design and construction of a building is a complex process involving many physical systems, legal and financial processes, and public and private regulations. We believe in a comprehensive architectural design approach that strives to balance all of these often competing factors to deliver successful projects for our clients.

Planning

architecture+ has established a reputation as creative and competent planners and has successfully developed hundreds of program studies, facility utilization plans, capital plans, feasibility studies, and master plans for various organizations, institutions, state agencies, and campuses. We have performed planning services for all of our client and projects types, relying upon our experience and expertise in education, healthcare, housing, and community projects. As such, our clients have received effective planning and development tools for a wide range of project sizes, from small-scale additions to large multi-use campuses involving millions of square feet.

Interiors

In keeping with our holistic approach to design, architecture+ aims to be involved in all facets of the project delivery process, including interior design. In addition to selecting and reviewing interior building materials and finishes with our clients, we also provide complete interior design services for furnishings, fixtures, and equipment for projects ranging from large institutional facilities to small offices and retail spaces. Our familiarity and contact with current sources of furniture and equipment manufacturers for each of the market sectors we serve is extensive. We have trusted relationships with product representatives that allow us access to the most up-to-date information and trends.

Preservation

We believe that preservation projects play a vital role in retaining the identity of local communities. As part of the preservation community for over thirty years, we have been entrusted with the restoration of some of the region’s most prized landmarks. Our experience includes numerous projects that have sought and received State Historic Preservation Office certification. Preservation design requires increased sensitivity to historical styles and details, the larger context of the project, and specialized knowledge of materials and methods appropriate for each task. architecture+ has developed this knowledge over many years, not only in working as designers, but also through working in the field.
Key Personnel | Expertise

We have a wealth of experience in various markets and have worked on projects ranging from small additions and renovations to large commercial and institutional projects with budgets in the hundreds of millions of dollars. We have completed projects for a broad range of education, healthcare, housing, and community clients. Regardless of the project, we care deeply and passionately about performing to the best of our abilities and meeting our clients' needs. Our portfolio is measured not only by the beauty of the buildings and spaces we design, but by the satisfaction of those we serve.

Community

We have provided services for a wide range of community based projects for library, religious, cultural, recreational, commercial, retail and government clients in both the private and public sectors. Our focus on our clients' needs and ability to work with them has been particularly beneficial in helping to overcome typical obstacles such as project funding, consensus building, and regulatory review and approval. We understand that issues such as budget, space utilization, adaptive reuse, historic significance, energy efficiency, handicapped accessibility, and public safety can be paramount to a successful project.

Education

architecture+ has extensive experience in the design of classrooms, libraries, academic offices, laboratories, arts facilities, auditoriums, residence halls, dining halls, and childcare facilities in college, university, and community settings throughout New York State. We understand the wide range of issues that influence the design of educational buildings, including the academic and funding schedules and processes that drive these projects and broader, campus-wide factors such as master planning, campus utilities, and population and scholastic trends. Our higher education clients include most of the region's leading colleges and universities.

Healthcare

We are nationally known for our work with psychiatric facilities and have designed a broader range of mental health settings than any firm in North America. We have created over 16,000 mental health beds or treatment slots in thirty states and provinces including free-standing hospitals, psychiatric units in general hospitals, forensic hospitals, intermediate care facilities, substance abuse treatment centers, outpatient clinics, and facilities for children and adolescents. We have also provided design and planning services for a diversity of healthcare projects including hospitals, skilled nursing facilities, medical clinics, dental clinics, medical offices, and independent living facilities.

Housing

architecture+ has designed housing projects for all of the client types we serve including residence halls for higher education, residential care facilities, independent and assisted living senior housing, skilled nursing care facilities, addiction treatment facilities, condominiums, townhouses, affordable housing, market rate housing, and custom private residences. We approach all of our housing projects with an ever-increasing knowledge base and sensitivity to the human condition that we have developed through decades of designing for such diverse populations.
"Achieving LEED Gold for the Crispell Hall renovation is a significant achievement for SUNY New Paltz. This is the icing on top of a project that was already heralded as a success for its extremely tight renovation timeline and its overall design. Most importantly, of course, is the fact that our students love the new Crispell Hall. It is now the most heavily sought after residential hall on our campus."

John McEnroe, Director of Facilities, Design and Construction, SUNY New Paltz

**Key Personnel | Sustainable Design**

Environmental stewardship is a basic responsibility for every design professional. We believe that a building's relationship to its site and context is just as important as its architectural expression. We, therefore, look for the unique natural circumstances of the site along with the civic and cultural influences that might inform our design work in a way that works in harmony with its surroundings and is more timeless than trendy. We have substantial experience in sustainable design including the USGBC LEED Rating system for New Construction and Substantial Renovation; Executive Order 88, and the New York State Green Building Tax Credit. Our projects that have achieved LEED Certification or are in progress of being certified include:

**LEED Certified Projects**

**LeFevre Hall Renovation**
SUNY New Paltz  
New Paltz, New York  
LEED Gold  
LEED BD+C: New Construction  
V3 - LEED 2009

**Crispell Hall Renovation**
SUNY New Paltz  
New Paltz, New York  
LEED Gold  
LEED BD+C: New Construction  
V3 - LEED 2009

**Worcester Recovery Center and Hospital**
Worcester, Massachusetts  
LEED Gold  
LEED BD+C: New Construction  
V2 - LEED 2.2

**Margaret and Charles Juravinski Centre for Integrated Healthcare**
Hamilton, Ontario, Canada  
LEED Gold  
LEED Canada for New Construction and Major Renovations 1.0

**Waypoint Centre for Mental Health Care**  
Penetanguishene, Ontario, Canada  
LEED Gold  
LEED Canada for New Construction and Major Renovations 1.0

**Oregon State Hospital**
Salem and Junction City, Oregon  
LEED Silver  
LEED BD+C: New Construction  
V3 - LEED 2009

**Hutchings Psychiatric Center Building & Rehabilitation**
Syracuse, New York  
LEED Silver  
LEED BD+C: New Construction  
V3 - LEED 2009

**Kentucky Eastern State Hospital Replacement**
Lexington, Kentucky  
LEED Silver  
LEED BD+C: New Construction  
V2 - LEED 2.2

**Ridgeview Hall**
SUNY New Paltz  
New Paltz, New York  
LEED Silver  
LEED BD+C: New Construction  
V3 - LEED 2009

**Bever Hall Renovation**
SUNY New Paltz  
New Paltz, New York  
LEED Gold  
LEED BD+C: New Construction  
V3 - LEED 2009

**Onondaga Hall Renovation**
University at Albany, Albany, New York  
LEED Gold  
LEED BD+C: New Construction  
V3 - LEED 2009
Key Personnel | Sustainable Design

LEED Certification in Progress

Rehabilitate Health and Wellness Center
SUNY Oneonta
Oneonta, New York
Registered with the LEED certification goal of Silver
LEED BD+C: New Construction
V3 - LEED 2009

Hutchings Psychiatric Center Building 1 Rehabilitation
Syracuse, New York
Registered with the LEED certification goal of Silver
LEED BD+C: Healthcare
V3 - LEED 2009

MacDuff Hall Rehabilitation
SUNY Oneonta
Oneonta, New York
Registered with the LEED certification goal of Silver
LEED BD+C: New Construction
V3 - LEED 2009

Beverwyck & Schuyler Halls
University at Albany
Albany, New York
Registered with the LEED certification goal of Gold
LEED BD+C: New Construction
V3 - LEED 2009

Utah State Hospital New Pediatric Center and Medical Services Building
Provo, Utah
Registered with the LEED certification goal of Silver
LEED BD+C: New Construction
V3 - LEED 2009

Significant Sustainable Design Projects

Fitzelle Hall Rehabilitation and Addition
SUNY Oneonta
Oneonta, New York
Designed to meet LEED Silver criteria

Wheeler Hall Addition and Renovation
SUNY Cobleskill
Cobleskill, New York
Designed to meet LEED Silver criteria

Whitman Hall Renovation
University at Albany
Albany, New York
Designed to meet LEED Silver criteria

Tappan Hall Renovation
University at Albany, New York
Designed to meet LEED Silver criteria

Western Mental Health Institute
Bolivar, Tennessee
Registered with LEED
"This was a very ambitious project with extremely tight design and construction schedules. The staff from architecture+ acknowledged the complexity of the project and schedule, designed a project that fully met our expectations and worked diligently to insure that the final product was delivered on schedule and within budget."

John M. Shupe
Asst. Vice President for Facilities Management
SUNY New Paltz

Key Personnel | Project Team

Client
City of Hudson

Project Lead
architecture+
  J. Michael Bergen, AIA, OAA, Principal in Charge
  Christine Cunningham, Architectural Designer

Mechanical, Electrical, and Plumbing Engineering
Hesnor Engineering Associates, PLLC
  TJ Hesnor, PE, MEP Project Manager, Principal Mechanical Engineer
  Michael Trzcinski, PE, CPD, LEED AP, Partner, Principal Mechanical Engineer
  Chris Babin, PE, Senior Electrical Engineer

Structural Engineering
Spring Line Design
  Jeffrey Bak, PE LEED AP, Principal Engineer
  Christopher Snyder, PE, Structural Engineer

Site/Civil Engineering
Weston & Sampson
  Jeffery Budrow, PE, Principal in Charge
  Daniel P. Biggs, RLA, ISA, Associate/Regional Manager

Hazardous Materials Abatement Design
CHA Consulting, Inc.
  Henry Uhlig, Principal Scientist VI
  Scott F. Rosecrans, CHMM, Scientist IV
J. Michael Bergen
AIA OAA
Principal

Profile
Michael Bergen has worked on a variety of building types since joining architecture+ in 1984 although the majority of his projects are for higher education clients in the public sector. Michael’s experience ranges from the design of new administration and academic buildings to minor renovation projects. Michael is also responsible for managing our term contract assignments with the State University Construction Fund as well as serving as Principal in Charge for many of those projects. Prior to joining architecture+ in 1984, Michael worked for two years in the building trades as a carpentry foreman and site superintendent. This experience has fostered a commitment to economically sound construction techniques and strict adherence to cost and schedule controls.

Select Experience

Town of Brunswick
Study for Highway Garage
New Town Office and Court
New Town Garage
Brunswick, New York

Rensselaer County Public Safety Building
Feasibility Study and design of renovation and addition for public safety call center
Wynantskill, New York

Hudson Valley Community College
Classroom Utilization Study
Facilities Utilization Plan
Parking Study
Bruno Stadium Upgrade 5 Year Plan
Troy, New York

Rensselaer Polytechnic Institute
Facility Planning Study
School of Humanities & Social Science
Space Needs Analysis
School 14 Options Analysis Study
NMR Installation
New Central Boiler Plant
Troy, New York

DASNY Term Contract 2010
Twin Counties Recovery Services
Feasibility Study
Port Ewen DDSO Feasibility Study
Various locations, New York

River Triangle
Adaptive reuse of historic buildings for office and retail
Troy, New York

Olympic Regional Development Authority
Sliding Sports Facility Feasibility Study
 Gore Mountain Base Lodge addition
Lake Placid, New York

SUNY System Administration
Five-year Capital Plan
Albany, New York

Beacon Institute
Upper Hudson Research Facility Master Plan
Troy, New York

SUNY Oneonta
Five-year Capital Plan
Oneonta, New York

Urban Cultural Park Visitor's Center
Adaptive reuse and restoration to historic building
Saratoga Springs, New York

Northeastern Industrial Park
Master plan and adaptive reuse of military supply depot
Guilderland, New York

Riverfront Urban Park
Study and design for urban park
Troy, New York

St. Vincent de Paul Church
Feasibility study, master plan, and design
Cableskill, New York

New York State Office of Mental Health
Statewide Campus Planning Program
Various locations, New York

Education
Rensselaer Polytechnic Institute
Bachelor of Architecture, 1982
Bachelor of Science, Building Sciences, 1982

Professional Registration
Architecture: New York; Massachusetts; New Hampshire; Ontario, Canada
NYS License #19449
National Council of Architectural Registration Board, 1991

Presentations and Papers
New York State Dormitory Authority
New York State Community College Business Officers Convention
Speaker, “Facility Master Planning,” 1991

Professional and Community Affiliations
American Institute of Architects
Member
American Institute of Architects, Eastern New York Chapter
Rensselaer Polytechnic Institute, School of Architecture
Society for College & University Planning
Member, 2006-present
Capitol District Community Gardens
President, 1997-2000
Director, 1994-2014
Capital District YMCA Camp
Chingachgoock
Christine Cunningham
Architectural Designer

Profile
Christine joined architecture+ in 2014 and has worked on a variety of higher education and healthcare projects including studies, renovations, and new building designs for public and private projects. architecture+ clients benefit from her distinctive approach informed by over twenty years of experience in residential interior design. She excels at discovering common threads between private and public spaces and the creation of environments that are simultaneously intimate and practical. In addition, she often lends her artistic views and talents to create water color renderings of architectural projects.

Select Experience
Twin Counties Recovery Services
Outpatient and clinical renovation
Hudson, New York

New Choices
Feasibility Study and design for new inpatient clinic
Schenectady, New York

Maria College
Feasibility study to accommodate the relocation of several departments to a neighboring residence adjacent to the campus
Albany, New York

New York State Office of Mental Health
Statewide campus planning program
Statewide, New York

SUNY New Paltz
Rehabilitation of Student Union
New Paltz, New York

SUNY Oneonta
Rehabilitation of MacDuff Hall renovation
Residence Hall amenities
Rehabilitate Health and Wellness Center
Oneonta, New York

Word of Life Bible Institute
Bollback Student Life Center
Schoon Lake, New York

St. Joseph's Addiction Treatment & Recovery Centers
Inpatient and dining renovation
Men's veterans dormitory and dining
Saranac Lake, New York

Union College
Interior design for Rathskeller dining renovation
Schenectady, New York

Emma Willard School
Mellingeri Innovative Classroom
Restroom renovations
Troy, New York

Albany Law School*
Office addition
Albany, New York

Frederick Remington Museum*
Design of exhibition space
Ogdensburg, New York

Sir Isaac Bell Residence*
Historic preservation circa 1883 mansion
Newport, Rhode Island

Fels Residential Addition*
Addition to Greek Revival residence
Kindershoek, New York

Sheffer Residence*
Exterior/Interior renovation
Livingston, New York

Callahan Residence*
Interior renovation
Claverack, New York

Evans/MacMaster Residence*
Design of addition
Ghent, New York

* Pre affiliation experience
Who we are

Hesnor Engineering Associates, PLLC is a niche mechanical, electrical and plumbing (M/E/P) engineering firm with offices in Albany, NY and Adams, MA. Since 1992, owners of heavy industrial, research and mission critical facilities have trusted us to provide the specialized M/E/P services necessary for their facilities to operate at their peaks. As we evolved, we have applied this experience to projects in the educational, commercial, institutional, multi-family and public sectors to cost-effectively enhance design concepts.

What we do

HEA specializes in M/E/P engineering; energy services; commissioning; design/build; and equipment procurement and installation. We apply value engineering throughout each project without compromising engineering principles. This results in cost-effective designs and maximum return on owners’ investments. Notably, we have an excellent relationship with Architecture Plus, having collaborated with them on a dozen projects over the last several years.

Contact us:

TJ Hesnor, PE
Managing Partner
Hesnor Engineering Associates, PLLC
22 Computer Drive West
Albany, NY 12205

Office: 518.699.2030 x302
Cell: 518.265.2135
Email: tj@hesnor.com
Web: www.hesnor.com
HEA Project Profile: Sustainable M/E/P Design
East Meadow Elementary School (LEED™-Anticipated)

Hesnor Engineering Associates (HEA) recently designed the mechanical, plumbing and fire protection systems associated with major renovations to a 37,030 SF elementary school as well as the construction of a new 31,730 SF addition to the school. The northern half of the project includes the renovated building, which contains classrooms and teaching spaces, a cafeteria and a kitchen. The southern half includes the entire addition, which contains administrative spaces, a gym and classrooms. The new building serves approximately 400 students in the Granby Public School District in western MA.

The addition is ventilated by energy recovery ventilators, while the renovation is served by air handling units and dedicated outdoor units. Space cooling for the majority of the building is provided by the ERVs and AHUs. Air from the AHUs is distributed to zoned variable air volume (VAV) boxes and passed through diffusers into classrooms and other teaching spaces. Two variable refrigerant flow (VRF) systems serve the spaces served by the dedicated outdoor units.

Space heating is provided radiant heat panels and fin-tube radiators, supplemented in select areas by re-heat coils in VAV boxes. The main glycol / hot water loop associated with this equipment is served by a new boiler plant consisting of two dual-fuel boilers and one LP-fired condensing boiler, each with a circulator pump and two variable speed distribution pumps.

Domestic hot water is provided by two gas-fired 600 MBH condensing water heaters with a peak efficiencies of 96%. Low-flow plumbing fixtures were specified throughout the building to achieve the project’s water use reduction targets.

The project’s construction cost was $34.2 million. The new building is currently being evaluated by the US Green Building Council for LEED certification.

PROJECT ADDRESS:
393 East State Street
Granby, MA

CONTACT:
Margo Jones, AIA
Principal, Jones Whitsett Architects
(413) 733-5551

COST & COMPLETION:
Construction Cost: $34.2M
Construction Completion: August 2018
HEA Project Profile: Building Condition Survey
NYS Comptroller's Building (15-Story Office Tower)

Relevance to the
JOHN F. EDWARDS SCHOOL BUILDING
ADAPTIVE REUSE
FEASIBILITY STUDY

- Building Condition Survey:
  - HVAC & Exhaust
  - Humidification
  - Normal & Emergency Power
  - Lighting
  - Fire Alarm
  - Domestic Hot & Cold Water
  - Building Sewer & Drainage
  - Sprinklers & Fire Pumps
- Capital Planning for Upgrades and Repairs

PROJECT ADDRESS:
110 State Street
Albany, NY

CONTACT:
Mr. Charles Carrow
President, Carrow Real Estate
(518) 462-7491

COMPLETION DATE:
June 2018

Hesnor Engineering Associates (HEA) was retained to lead a team that performed a building condition survey (BCS) and capital plan update for the NYS Comptroller's headquarters building located at 110 State Street in Albany. The 15-story building was constructed in 2001 and comprises approximately 465,000 square feet. It also includes an attached 5 ½ level, 350-space parking garage. The building is occupied New York State Office of the State Comptroller. Approximately 1,800 employees work at the site.

The BCS evaluated the following equipment and systems:

- Air Handling Units
- Boiler and Chiller Plants
- Domestic Hot Water
- Cooling Towers
- Dry Coolers
- Humidification
- Electrical Service & Emergency Power
- Fire Protection (Sprinklers)
- Fire Alarms
- Interior Lighting
- Drainage, Waste & Venting
- Parking Garage (MEP only)
- Exterior Doors and Windows
- Roofs

HEA's team of engineers and architects performed multiple walk-throughs at the site, then prepared a report which included descriptions and conditions of the existing systems; a list of inefficiencies, performance deficiencies and building code issues; recommended corrective actions and associated cost projections, potential enhancements, and life expectancies for major equipment.

The capital plan update identified approximately $3.7M in recommended repairs, upgrades or enhancements. Each recommendation was categorized as either critical, non-critical but necessary, or maintenance/additional items for consideration.

HEA is currently designing a chiller replacement at the site. The replacement was identified as a critical action item in the BCS.
Historic Colegrove Park Elementary School (LEED™ Gold)
HEA provided full M/E/P design services for the renovation of a historic four-story, 78,000 sf elementary school in North Adams, MA. The project, which achieved LEED™ Gold status from the USGBC, included a new boiler plant, pumps with VSDs, VAV HVAC equipment, low-flow plumbing fixtures, water use reduction technologies, thermal monitoring, new electric service, new LED lighting and daylighting controls.

Plains Elementary School (LEED™ Silver)
HEA designed all mechanical, plumbing and fire protection systems for a new 65,000 SF elementary school in South Hadley, MA. Work included a new boiler plant, pumps with VSDs, energy recovery ventilators, radiant heating, displacement ventilation, new condensing water heaters, grease interceptors and an NFPA 13 sprinkler system. The project achieved LEED™ Silver status.

Hoosac Valley Middle/High School (LEED™ Gold)
HEA designed the complete replacement of M/E/P systems for this 180,000 SF school in Cheshire, MA. The LEED™ Gold project included new boiler and chilled water plants, VRF air conditioning, demand-controlled ventilation, energy recovery equipment, power system upgrades, a 9,600 gal. rainwater recovery system, low-flow plumbing fixtures, LED lighting upgrades and a 500kw photovoltaic array.

MA School Building Authority Accelerated Repair Program
HEA is currently under contract with the MA School Building Authority (MSBA) to replace and upgrade antiquated boiler and water heating plants at various schools throughout Western Massachusetts through its Accelerated Repair Program. HEA is currently on its second straight MSBA on-call contract.

Lansingburgh Central School District
In support of the district’s $10 million renovation effort, HEA provided M/E/P design services for projects at Lansingburgh’s high school, middle school and two elementary schools. HEA’s work included converting an existing steam boiler plant to hot water, unit ventilators for classrooms, rooftop HVAC equipment, heat exchangers, a domestic water plant and new controls.
M/E/P for Adaptive Reuse
Hesnor Engineering Associates

Conversion of a Historic Armory to a Community Facility
HEA designed the HVAC systems associated with the conversion of a historic US Army National Guard into a facility to house youth athletic and community programs. The building was purchased by the City of North Adams. To accommodate the renovations, HEA designed a new boiler plant to replace the building's antiqued steam heating system. Rooftop HVAC equipment was also added.

Conversion of an Auto Dealership to a Church
HEA designed the M/E/P systems associated with the conversion of an automobile dealership to a new Grace Fellowship church, which included a 350-seat worship area complete with state-of-the-art theatrical lighting and AV systems. Demand-controlled ventilation was included to accommodate a wide range of occupancies.

Williams Inn Adaptive Re-Use Study
In 2015, HEA prepared a facility condition assessment and energy usage study associated with the M/E/P and FP systems at the Williams Inn in Williamstown, MA. The three-story inn was constructed circa 1973 with a four-story addition built circa 2002. HEA's report addressed the building's existing HVAC, exhaust, power, lighting, fire alarm, plumbing, DWV and fire protection systems.

Conversion of a Restaurant to a DMV Office
HEA designed the M/E/P systems associated with the renovation of a former restaurant in Schenectady, NY to accommodate an office for the Schenectady County Department of Motor Vehicles. The building includes a customer waiting/queue area; interviewing, training and testing spaces; ADA restrooms; server room; break room and various support spaces. The project was completed in 2017.

School 10 Apartments Modernization
HEA designed the installation of 22 new, condensing, natural gas fired boilers and water heaters to modernize the School 10 apartments in Troy. This project completed upgrades to this former school building, which is listed on the National Register of Historic Places.

Conversion of a Bowling Alley to a Supermarket
HEA is currently designing M/E/P systems associated with the reconfiguration of a former bowling alley in Albany, NY to suit an Asian supermarket. The existing 28,000 SF building will be completely renovated to accommodate the project, which will also include two additions and a food court.
Additional Large Building Renovations
Hesnor Engineering Associates

One Commerce Plaza (20 Stories)
HEA designed building-wide HVAC system upgrades for this 20-story, 756,000 SF office tower in Albany. Rehabilitation was phased floor-by-floor. Since 2006, our work at this building has included a new VAV HVAC system, boiler and chiller plant upgrades, power distribution upgrades, lighting improvements, domestic water heating systems, normal and emergency power upgrades, and energy efficiency services. HEA is currently designing a transformer replacement for this building.

Stuyvesant Office Tower (10 Stories)
HEA recently designed and commissioned the building-wide M/E/P systems associated with the renovation of a 10-story, 170,000 SF office tower in Albany. Our work included boiler and chiller plant upgrades, a building-wide heat pump loop, central ventilation system, power distribution upgrades, a rooftop emergency generator, 4,000A switchboard replacement, plumbing improvements, fire pump upgrades, and LED parking lot lighting.

Penske Headquarters / Green Hills Office Complex
Since 2008, HEA has provided M/E/P engineering and master planning support for a 450,000 SF office complex in Reading, PA. The complex consists of four large office buildings and houses numerous tenants including Penske Corporation's national headquarters. Our work has included cooling tower replacements, fire pump upgrades, general HVAC improvements, emergency generator replacements, power distribution upgrades, and M/E/P systems master planning.

Berkshire Health Systems Hospitals
HEA has been providing ongoing M/E/P engineering services to Berkshire Health Systems since 2008. To date, over 50 projects have been delivered at Berkshire Medical Center, Fairview Hospital, and Northern Berkshire Health Center.

Projects have included multi-story wing renovations, pediatrics HVAC upgrades, orthopedic suite renovations, gastro/endo suite renovations, endoscopy suite renovations, a critical care nursery, neuroscience renovations, central sterile facilities and many more.
TJ Hesnor, PE
Partner, M/E/P Project Manager
Principal Mechanical Engineer

NY PE License # 081007

A principal mechanical engineer with over 22 years' experience in project design and management, Mr. Hesnor has extensive knowledge of emergency power generation systems; HVAC and cooling systems; temperature control and energy management systems; fire protection systems; and other mechanical, electrical and plumbing systems for a wide range of applications. He is often called upon by HEA's clients for his expertise in energy consulting, capital planning and equipment specification. He also is well-versed in NFPA, NYS and International building codes.

Mr. Hesnor's responsibilities also include design review, project management and overseeing HEA's engineering and support staff.

Representative Experience

NYS Comptroller's Building (15 Stories)
Project manager and principal mechanical engineer for the evaluation of HVAC, power, lighting, fire alarm, domestic hot water, ventilation, exhaust, fire protection and building envelope systems for this 15-story office tower in Albany. Updates to the owner's 30-year capital plan were also developed. HEA is currently designing chiller plant upgrades for the building.

Historic College Park Elementary School
Principal mechanical engineer for the renovation of a historic four-story, 72,000 sf elementary school. The project included new boilers, pumps with VFDs, energy recovery ventilators, VAV HVAC equipment, water use reduction, LED lighting, thermal monitoring and DDC controls. Completed in 2015, the project achieved LEED Gold status from the USGBC.

Hoosac Valley Middle/High School
Principal mechanical engineer for a 170,000 SF school renovation/addition project in Cheshire, MA. The design included a 9,800 gallon rainwater recovery system and a photovoltaic array as well as new boilers, pumps, energy recovery ventilators, air conditioning, exhaust systems, piping and DDC controls. The project achieved LEED Gold status from the USGBC.

Grace Fellowship
Principal mechanical engineer for the design of M/E/P systems associated with the conversion of an automobile dealership to a new church. The building now accommodates a 350-seat worship area complete with state-of-the-art theatrical lighting and A/V systems. Mr. Hesnor oversaw the design of the renovated building's HVAC systems, which included demand-controlled ventilation in the worship area to accommodate a wide range of occupancies.

CEO Family Resource Center/Stepping Stones
Managed various M/E/P and fire protection design projects for various buildings and facilities for the Commission on Economic Opportunity. Headquartered in Troy, CEO provides a variety of educational, children and family services. Projects included a variety of HVAC and plumbing designs for buildings ranging in size to 90,000 SF.

Stuyvesant Tower (10 Stories)
M/E/P project manager and principal mechanical engineer for the complete renovation of this 10-story, 170,000 SF office building in Albany. The design included a building-wide heat pump loop that connects to individual water-source heat pumps to condition the various tenant spaces. A central energy recovery ventilator was sized and specified to provide optimum ventilation for each of the building's 10 floors that could be provided to tenants on behalf of the owner. Mr. Hesnor also designed and commissioned new central boiler and chiller plants for the building.

Education
Syracuse University, NY: BSME
SUNY Albany, NY: MBA

Professional Licenses
New York
Massachusetts
Pennsylvania

Memberships/Certifications
American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE)
American Society of Plumbing Engineers (ASPE)
National Society of Professional Engineers (NSPE)
Building Owners and Managers Association (BOMA)
National Council of Examiners for Engineering and Surveying (NCEES)
Michael Trzcinski, PE, CPD, LEED AP
Partner
Principal Mechanical Engineer

As a LEED Accredited Professional, Mr. Trzcinski takes special interest in the sustainable design of buildings. He is a principal mechanical engineer with HEA, and is very familiar with the design, construction and commissioning of building systems for a wide variety of buildings and facilities in the municipal, educational, hospitality, institutional, mission critical, healthcare, commercial and industrial sectors. He has 20 years of ME/P engineering, commissioning and construction administration experience.

Representative Experience

Historic City of North Adams Armory
ME/P project manager and principal mechanical engineer for an adaptive re-use project for the historic North Adams Armory. Formally a US Army National Guard facility, the building was purchased by the City and renovated to accommodate youth programs. Mr. Trzcinski designed a new boiler plant to replace the building's antiquated steam heating system. Rooftop HVAC equipment was also added.

Historic Colegrove Park Elementary School (LEED Gold)
ME/P project manager and principal mechanical engineer for the renovation of a historic four-story, 72,000 sf elementary school. The design included new boilers, pumps with VFDs, energy recovery ventilators, VAV HVAC equipment, water use reduction, LED lighting, thermal monitoring and DDC controls. The project achieved LEED Gold status from the USGBC.

Hoosac Valley Middle/High School (LEED Gold)
ME/P project manager and principal mechanical engineer for a full-building renovation/addition project at a 170,000 SF school. The design included a new VAV HVAC system, boilers, pumps, energy recovery ventilators, exhaust systems, piping and ancillary equipment, DDC controls, and a 9,600 gallon rainwater recovery system. The project achieved LEED Gold status from the USGBC.

East Meadow Elementary School (LEED-Anticipated)
ME/P project manager and lead mechanical engineer for building-wide ME/P systems for a $26 million, 69,000 elementary school building in Granby, MA. Construction for the project, which includes both renovations and an addition to an existing building, was completed in 2018. The building includes new high-efficiency boiler plant, energy recovery ventilators, variable refrigerant flow systems, and VAV distribution systems. The project is anticipated to be LEED certified.

Williams Inn Adaptive Re-Use Study
As part of an adaptive re-use study, Mr. Trzcinski prepared a facility condition assessment and energy usage study associated with the ME/P and FP systems at the Williams Inn in Williamstown, MA. The three-story Inn was constructed circa 1973 with a four-story addition built circa 2002. Mr. Trzcinski's report addressed the building's existing HVAC, exhaust, power, lighting, fire alarm, plumbing, DWV and fire protection systems. An energy usage analysis was also included.

Childcare of the Berkshires
Project manager for the evaluation of building ME/P systems at Childcare of the Berkshire's facility on State Street in North Adams, MA. The conditions of HVAC, potable water and water heating, power distribution, lighting, fire alarm, plumbing, DWV and other building systems were evaluated, and recommendations were developed for future implementation.
Mr. Babin has 28 years of experience as an electrical engineer. His experience includes fire alarm systems, power distribution, standby generation, electrical utility coordination, and lighting and communications systems. He has designed all phases of electrical system upgrades and new construction projects for municipal, commercial/office and community buildings as well as educational facilities, laboratories, industrial facilities, medical buildings and data centers. He is known for his extensive utility coordination expertise.

NYS Comptroller’s Building (15 stories)
Senior electrical engineer for a building condition survey and 30-year capital plan update for this 15-story office tower. Mr. Babin evaluated the building’s electrical service entrance equipment; normal and emergency power systems; and lighting, fire alarm and life safety systems. Additionally, he developed a report that prioritized recommendations for future capital planning and included engineer’s opinions of probable costs.

Historic Colegrove Elementary School
Senior electrical engineer for a full facility renovation for a four-story, 72,000 sf elementary school in Adams, MA. Electrical design included electrical utility upgrades, underground services, removal of existing power services, telephone/data/security upgrades and LED lighting upgrades. The project achieved LEED Gold status from the USGBC.

Albany High School
Provided detailed design, bid phase and construction support for lighting, lighting control and partial fire alarm upgrades at Albany High School while employed at a previous firm. Lighting systems included a recessed 2x2 direct/indirect lighting system within a fixed 5x5 grid, occupancy lighting control replacements and manual overrides.

City of Schenectady Bureau of Services Campus
Senior electrical engineer for a new eight-building campus while employed at a previous firm. The project featured a 30,000 SF maintenance/office building, five vehicle storage buildings totaling approx. 100,000 SF, a 12,000 SF vehicle wash bay, and an 8,600 SF salt loading shed. A matrix for site underground power distribution systems was developed to ensure accountability for entire site underground services (30 sections of duct bank).

Queensbury Middle School
Senior electrical engineer for a large renovation/addition project while employed at a previous firm. In addition to designing all electrical systems for the building addition, Mr. Babin designed electrical renovations to the existing building that included, new gym and stage lighting, a new sound system, a scoreboard upgrade and classroom upgrades. The project required an electrical service upgrade from 208/120-Volt, 300kVA to 480/277-Volt, 1500-kVA to facilitate present and future upgrades.

Building Condition Surveys for Various NYS K-12 School Districts
Performed building evaluations and estimated the cost of electrical-related upgrades via building conditions surveys and five-year plans (while employed with a previous firm) for the following school districts: Gloversville, East Greenbush, New Paltz, Salmon River, Ilion, Mechanicville, Stillwater, Albany (high school only), Schalmont, Gloversville, Mohonasen, Cobleskill and Watervliet.
Spring Line Design
Structural Engineering
SLD's engineers are true design team collaborators who take the concerns of all trades into account. We work across disciplines in-house when needed, which fosters better understanding of the needs of both architects and structural engineers. Our structural engineers also have constructability expertise and are often consulted in that capacity.

From complex multi-story commercial buildings to simple beam calculations, SLD can provide design for almost any type of structure or project. Our staff has worked with over 150 state and local agencies including OGS, DASNY, SUCF, OMH and SED.

We have experience with healthcare facilities, higher education, K-12 schools, and maximum security prisons.

From traditional center hall Federal style residential rehabilitation to ultra-modern glass and steel commercial new construction, we bring dexterity and skill to each project we design.

*SLD is a NYS Certified Women-Owned Business Enterprise (WBE), a federally-certified Economically Disadvantaged Woman-Owned Small Business (EDWOSB), and a NYS Department of Transportation (NYS DOT) Certified Disadvantaged Business Enterprise (DBE).*

**STRUCTURAL SERVICES**

- **Foundations**: driven and drilled piles, including micropiles, retaining walls, & underpinning of existing structures
- **Concrete**: slab on grade, beams, columns, one and two-way slabs, composite deck beam and girder, & precast/pretensioned members
- **Steel**: columns, beams, composite beam, girder and deck, bar joists, joist girders, & moment and concentrically braced frames
- **Cold formed steel**: load bearing wall, non-load bearing curtain walls, truss construction & permanent bracing
- **Masonry**: CMU bearing walls, CMU back-up walls, CMU shear walls, & cavity veneer construction
- **Wood**: light frame platform construction, beams, girders, engineered panel shear walls, heavy timber, & trusses
- **Other**: bridges, concrete tanks and pits, pumps and lift stations, & structures in highly corrosive environments
JEFFREY A. BAK, PE, PRINCIPAL ENGINEER

Mr. Bak has worked in the Design and Construction Industry since 1985. He heads Spring Line Design's structural engineering department yet continues to be actively involved in design and construction on a daily basis. Mr. Bak excels at working with architects to find structural solutions that support all of a project's needs, without breaking the bank. Above all, he is genuinely interested and engaged in anything having to do with the building industry no matter where, when, or whose project it may be.

PROJECT EXPERIENCE

MUNICIPAL
141 Broadway Complete Office Rehabilitation and Second Story Addition, Rensselaer, NY
CDPC Existing Conditions Survey, Albany, NY
The Family Counseling Center Renovation and Addition, Gloversville, NY
Hillside View Housing Adaptive Use and New Construction, Schenectady, NY

COMMUNITY
Central Bridge Firehouse Feasibility Study, Esperance, NY
Waterford Consolidated Firehouse Feasibility Study, Waterford, NY
Waterford New Fire Station, Waterford, NY
Crawford Library Rehabilitation and Adaptive Use, Monticello, NY
William K. Sanford Colonne Town Library, Colonie, NY
Great Barrington Fire Station Code Review and Seismic Analysis, Great Barrington, MA
Gloversville Public Library Renovation and Addition, Gloversville, NY
City of Mount Vernon Emergency Operations Center, Mount Vernon, NY
Manlius-Syracuse Fire Station, Manlius, NY
New Saratoga County Public Safety Facility, Ballston Spa, NY
Universal Preservation Hall Exterior Restoration/Interior Renovations, Saratoga Springs, NY
Universal Preservation Hall Temporary Shoring, Saratoga Springs, NY

EDUCATION
Fox Lane Middle School Renovations and Additions, Bedford, NY
Fox Lane Middle School Existing Conditions Assessment, Bedford, NY
Nanuet HS Global Learning Commons Interior Renovations, Nanuet, NY
Rye Central School District Masonry Wall Existing Conditions, Rye, NY
Rye Midland Elementary School Structural Assessment and Masonry Rehabilitation, Rye, NY
Croton-on-Hudson High School Lighting Support, Croton-on-Hudson, NY
Doane Stuart School Green Roof, Albany, NY
SUNY Cobleskill Bouch Hall Theater Acoustic Ceiling, Cobleskill, NY
SUNY Cobleskill Rebuildate Bouch Hall Theater Ceiling, Cobleskill, NY
SUNY Albany Empire Commons Existing Conditions, Albany, NY
SUNY Albany Academic Building 25 Ornamental Stair, Albany, NY
SUNY Plattsburgh Masonry Restoration of 4 Low-Rise Residence Halls, Plattsburgh, NY
Clarkson University Holcroft House Accessibility, Potsdam, NY
Hudson Valley Community College Toilet Room Rehabilitation, Various Buildings, Troy, NY
Fairleigh Dickinson University Edward Williams Hall Academic Offices HVAC Screen, Teaneck, NJ
Dutchess Community College Master Plan, Poughkeepsie, NY

OTHER
Structural Investigation for Interior Renovations, Albany, NY
NYS Police Troop E Headquarters Sprinkler Supports, Canadensis, NY
Dulles State Office Building Auditorium, Waterboro, NY
Harriman State Office Campus Building No. 3 Provide Daycare, Albany, NY
Eleanor Roosevelt State Office Building, Poughkeepsie, NY
Ten Eyck State Office Building Elevator Upgrades, Albany, NY

EDUCATION & ACCREDITATION
NYS License No. 078915
Registered Professional Engineer NY, MA, CT, VT
Bachelor of Science, University of Massachusetts at Amherst
Member of the American Society of Civil Engineers

Former Chair of the Structural Engineering Institute (SEI)
Mohawk Hudson Section

LEED Accredited Professional
American Society of Civil Engineer’s (ASCE)
Mohawk Hudson
Engineer of the Year 2013

NYSERDA
NYS

NYS OGS

NYS OGS

NYS OGS

NYS OGS
CHRISTOPHER SNYDER, PE, STRUCTURAL ENGINEER

Mr. Snyder is a structural engineer and project manager for many of the firm’s housing, education, and healthcare projects. His grasp of the benefits and limitations of structural systems helps balance function, cost, and constructability when selecting building materials. His understanding and ongoing research into relevant codes is also extremely beneficial when highly efficient structural systems are required. Additionally, Mr. Snyder has unique expertise with the design of deep foundations and excavation support systems that brings innovative solutions to challenging project sites. His genuine passion for problem solving makes him an asset to all project types and design teams.

PROJECT EXPERIENCE

COMMUNITY
Cushing Village Mixed-Use, Belmont, MA
New Saratoga County Public Safety Facility, Ballston Spa, NY
Manlius 5-Vehicle Bay Fire Station, Manlius, NY
Manlius Fire Station Site Wall, Manlius, NY
Phoenix 4-Vehicle Bay Fire Station, Phoenix, NY
New Paltz New East Fire Station, New Paltz, NY
New Mamakating Library, Wurtsboro, NY
Crawford Library Rehabilitation, Monticello, NY
Princeton Fire Station, Princeton, NJ
YMCA West Roxbury, West Roxbury, MA
First Reformed Church of Schenectady Fellowship Hall

OTHER
Maybrook DOT Maintenance Sub-headquarters Addition
Berkshire Block Building Elevator, Great Barrington, MA
Ostrander New Office Expansion, LaGrangeville, NY
Hutchings Psychiatric Center Renovation Building 6 Clinic, Syracuse, NY
Harriman State Office Campus Bldg 18 Roof Replacement, Albany, NY
Queensboro Correctional Facility Roof Replacement Building No. 9, Long Island City, NY
Empire State Plaza Corning Tower Window Washing Equipment Enclosure, Albany, NY
Troop C Headquarter Renovation for Forensics ID Prototype Evidence Storage, Unadilla, NY
Sing Sing Correctional Facility Building 29 Roof, Ossining, NY
Dulles State Office Building Auditorium, Watertown, NY
OPWDD Hostels Civil and Structural Work, NY
Fox Lane Middle School Renovations and Additions, Mt. Kisco, NY
Samuel S Stratton VA Medical Center Radiology Master Plan, Albany, NY
Austen Riggs Center Elms Residence Structural Evaluation, Stockbridge, MA
The Family Counselling Center Renovation and Addition, Gloversville, NY
SUNY Binghamton Lecture Hall Rehabilitation, Binghamton, NY
SUNY Potsdam Knowles Residence Hall Windows & Exterior Masonry, Potsdam, NY
SUNY Canton Dana Hall Rehabilitation exterior envelope, Canton, NY
SUNY Oneonta Hunt Union Exterior Rehabilitation and New Glazing, Oneonta, NY
SUNY Plattsburgh Masonry Restoration of 4 Low-Rise Residence Halls, Plattsburgh, NY
SUNY Cobleskill Beard Wellness Center Addition, Cobleskill, NY
Dutchess Community College Campus Master Plan, Poughkeepsie NY
Cornell University Health Services Facility, Ithaca, NY
UMASS Amherst South College Academic Facility, Amherst, MA

EDUCATION & ACCREDITATION
NYS License No. 097632
Registered Professional Engineer, NY
Master of Engineering, Structural Engineering, Rensselaer Polytechnic Institute
Bachelor of Science, Civil Engineering, Rensselaer Polytechnic Institute
Associate of Science, Engineering Science, Hudson Valley Community College
Associate Member of the American Society of Civil Engineers
Member of the Structural Engineering Institute (SEI) Mohawk Hudson Section
OSHA-10 General Industry Trained
Rensselaer County Regional Chamber of Commerce The Leadership Institute Class of 2015
ADDRESS
W. Averell Harriman State
Office Building Campus
Washington Avenue
Albany, NY 12207

PROJECT CONTACT
Prime Consultant
Bergmann Associates
108 Madison Avenue Ext.
Albany, NY 12203

CLIENT AGENCY
Office of General Services
3rd Floor Corning Tower
Empire State Plaza
Albany, NY 12242

SCOPE
Architectural Design,
Structural Design, Construction
Document Preparation, and
Construction Administration

DURATION
2014-2016

DESCRIPTION Total rehabilitation of building for daycare, with new corridor and 17 classroom spaces. Roof replacement included 37,000 SF of undulating surface. Drainage improvements were made and additional insulation was added. The entire glass façade was replaced with fixed window units and storefront with significantly better energy efficiency. All the granite stairs were rehabilitated and new handrails added. A new exit stair and accessible egress ramp were added. The granite podium was repointed. The brick façade was replaced with decorative wall panels.
ADDRESS
Binghamton University
4400 Vestal Parkway East
Binghamton, NY 13902

PROJECT CONTACT
Architect
Architecture +
297 River Street
Troy, NY 12180

CLIENT
SUCF
353 Broadway
Albany, NY 12246

SCOPE
Structural Design, Construction
Document Preparation, and
Construction Administration

DURATION
2012-2016

DESCRIPTION Complete renovation of the student wing of Binghamton University's Lecture Hall Student Wing including reconfiguration of classrooms and hallways, and renovated toilet rooms. Structural design was provided for new curtain walls, concrete new mechanical areaway, and reinforced floors around new ductwork penetrations. Project included upgrades to HVAC, electrical, and fire protection systems.
DESCRIPTION This project includes the renovation and adaptive use of two existing historic school buildings and three houses into affordable housing in the City of Schenectady's Hamilton Hill Neighborhood. The project also included the construction of three new houses. The project received $2.2 million in state funding from the New York State Homes and Community Renewal program, and an additional $14.7 million in equity investment between historic and housing tax credits, $1.25 million in federal funding, $660,000 in affordable housing program funds and $500,000 from the city of Schenectady.
DESCRIPTION An existing two story stone structure with wood frame addition (added to create a residence that was never realized) was completely renovated for Clark Engineering & Surveying's new offices. The interior walls and structure were redesigned to suit the needs of CES. SLD provided code analysis, schematic design, and office planning consultation for this work.
Weston & Sampson offers interdisciplinary design, engineering, and environmental consulting, as well as operations, maintenance, and repair services. Innovative and reliable, we've worked to improve the communities where you live, work, and play for more than a century.

Since 1899, Weston & Sampson has been providing municipalities, public agencies, and private sector clients with cost-effective and innovative solutions to their infrastructure and environmental challenges. With more than 450 professionals throughout the Northeast and along the East Coast, Weston & Sampson offers capabilities ranging from project development and planning through design, construction, and long-term operation and maintenance.

Throughout our history, Weston & Sampson has been recognized for exceeding clients' expectations by providing attentive personal service, superior technical quality, and adherence to cost and schedule requirements. We pride ourselves on the expertise that our staff provides on each assignment. Our project teams are carefully assembled to meet the specific needs of our clients and ensure project success.

To meet the diverse needs of our clients, Weston & Sampson offers full-service capabilities to address the complex challenges of today's projects. Our areas of expertise include:

- Drinking Water
- Wastewater
- Surface & Groundwater
- Environmental Consulting
- Hazardous Waste
- Site/Civil Development & Survey
- Transportation
- Energy, Sustainability & Resiliency
- Landscape Architecture
- Aquatics
- Geotechnical, Structural & Facilities
- MEP
- Construction & Construction Management
- Operations & Maintenance
- Technology
More than 200 Registered Professionals in Offices Along the East Coast

With more than 500 professional and technical staff, Weston & Sampson is well-positioned to provide professional services for a wide range of project types. More than 200 of our staff hold licenses, registration, and specialized training in their respective fields of expertise. Below is a summary of the number of employees with various types of specialized training and licenses:

- 86 Professional Engineers
- 8 Professional/Certified Geologists
- 4 Certified Energy Managers
- 11 LEED® Accredited Professionals
- 7 Licensed Site Professionals
- 3 Licensed Construction Supervisors
- 3 Licensed Environmental Professionals
- 8 Registered Landscape Architects
- 5 Registered Architects
- 6 Registered/Professional Land Surveyors

- 2 Licensed Master Electricians
- 1 Journeyman Electrician
- 2 Licensed Plumbers
- 1 Licensed HVAC Technician
- 1 Professional Hydrologist
- 1 Certified Planner
- 1 Certified Arborist
- 13 Cross Connection Control Surveyors
- 16 Water Treatment Plant Operators
- 44 Wastewater Treatment Plant Operators
BACKGROUND
2019-Present
Regional Manager
Weston & Sampson
2015-2018
Team Leader
Weston & Sampson
2014-2015
Senior Landscape Architect
Weston & Sampson
2009-2014
Senior Landscape Architect/Practice Leader
Toole Design Group, LLC
2009
Senior Landscape Architect
Wetland Studies and Solutions, Inc.
2004-2008
Landscape Architect/Environmental Analyst
Kimley-Horn & Associates, Inc.

EDUCATION
2006
Master of Landscape Architecture
State University of New York: College of Environmental Science & Forestry
2003
Bachelor of Science
Construction Management
Roger Williams University

PROFESSIONAL REGISTRATION
Registered Landscape Architect:
Connecticut No. 1328
Delaware No. 459
Maryland No. 3531
Massachusetts No. 4004
Missouri No. 201400212
New Jersey No. 21AS00128000
New York No. 2443
Pennsylvania No. LA020934
South Carolina No. LSA 1215
Vermont No. 0101807
Virginia No. 1368
Washington No. 1337
Wisconsin No. 654-14

Dan is a Registered Landscape Architect with more than 14 years of multi-disciplinary experience in all phases of landscape architecture design and environmental planning projects. His background includes leading multi-disciplinary teams on master planning, mixed-use and commercial site design, parks and recreational facilities, multi-use trails, campus improvements, and multi-modal transportation projects. Dan is also a certified arborist and irrigation designer.

SPECIFIC PROJECT EXPERIENCE

Hudson City School District, Hudson, New York. Led the field investigations and preliminary design for various site improvements at Hudson High School and John L. Edwards Elementary School. Site improvements included realigning access at the main entrance of the property, reconfiguring the bus drop-off zone, and providing additional parking stalls adjacent to the High School. At JLE Elementary, improvements included developing an access/parent drop-off location off of Washington Street. Dan is also overseeing master planning and district wide improvements.

Wappingers Central School District, Wappingers, New York. Led the permitting and preliminary design for multiple schools throughout the school district. Site improvements included accommodating building additions, enhanced parent/bus drop-off zones, additional parking areas, utility upgrades, athletic field improvements, and entrance enhancements.

Wynantskill UFSD Site Improvements, Troy New York. Provided landscape architecture and site design services for the expansion of the school building, redesign of the entry drop off area, a new basketball/play court, and extension of the driveway around the building. Final design and construction documents were provided for all site and landscape improvements.

Rensselaer Technology Park, Various Sites, North Greenbush, New York. Provides site design services for the redevelopment of several business and office buildings at the Rensselaer Technology Park campus. Improvements include parking lot resurfacing, parking lot reconstruction, new granite curb, pedestrian circulation improvements, new sidewalk construction, and utility improvements.

Ulster County BOCES Site Improvements, Port Ewen, New York. Prepared site engineering and landscape architecture for the reconstruction of the existing campus. Site design included reconstruction of the parking lots, ADA-compliant walkways, drainage improvements and subsurface stormwater management system, Stormwater Pollution and Prevention Plan, an outdoor seating area, planting design, and utility design.
BACKGROUND
2010-Present
Senior Associate
Weston & Sampson
2003-2010
President
J. Kenneth Fraser and Associates
1989-2003
Vice President, Engineering
J. Kenneth Fraser and Associates
1984-1989
Engineer
J. Kenneth Fraser and Associates

EDUCATION
1984
Master of Civil and Environmental Engineering
Cornell University
1983
Bachelor of Science
Civil Engineering
Cornell University

PROFESSIONAL
CERTIFICATIONS
Professional Engineer:
New York No. 063680-1
Vermont No. 5880
Massachusetts No. 35285

PROFESSIONAL ASSOCIATIONS
American Public Works Association
American Council of Engineering Companies, New York
New York State Association of Consulting Engineers
Eastern Region - Past President

Jeffery is a senior associate responsible for general administration and technical coordination of all consulting services offered by the firm for our Capital Region clients in New York, as well as many of our Berkshire County clients in Massachusetts.

Jeffery's consulting experience involves all aspects of civil engineering, including water supply and distribution, sanitary sewage collection, pumping and treatment, stormwater management, solid waste management facilities, roads and street design. Activities also include site development engineering, public school/college site design and master planning, environmental studies, hydrologic studies and community planning.

SPECIFIC PROJECT EXPERIENCE

Design Services for Educational Facilities, Various Locations. Provided site improvements and civil engineering design services for projects for more than 30 school districts, schools and educational sites:

- Hudson City School District
- Weepingers Central School District
- Questar III, Rensselaer-Columbia-Greene County BOCES
- Averill Park Central School District
- North Colonie School District
- Gardiner Dickinson School
- Taconic Hills K-12 School
- East Greenbush Schools

Site and Civil Engineering Projects, Various Locations. Project manager for diverse public projects throughout New York and the Northeast, including:

- Municipal engineering for water supply, treatment, and distribution; sanitary collection and treatment; stormwater management; landfills; and roads for eight municipalities
- Building and facilities design services throughout New York State
- Site development for fire departments, public schools, and DPW facilities
- Public waterfront engineering for six projects on the Hudson River and Erie and Champlain Canals
- Site/civil engineering for eight Navy and Air National Guard bases
- Site/civil engineering for 33 New York school districts
- Site/civil engineering for 11 higher education campuses in New York and Massachusetts

Weston & Sampson performed a feasibility study for site improvements at the John L. Edwards Elementary School in the City of Hudson. The project included assessing existing site conditions, developing potential site improvements including a new student drop-off loop, retaining wall options, improved access routes to the school, parking/drop-off alternatives, and potential connections to the adjacent athletic fields.

A geotechnical analysis and identification of existing natural resources was performed within the project area to determine soil characteristics and inform the wall design and layout options.
Weston & Sampson performed a feasibility study for the development of a new building addition and parking lot expansion at Myers Corners Elementary School in the Wappingers Central School District. The addition would be utilized as administrative office space for the new District Offices.

Weston & Sampson worked with the project architect on locations for building additions and orientations, and developed parking layout concepts to accommodate the new office space as well as address needs from the existing school building. Special attention was given to separate district staff parking from teaching staff and visitor parking. Potential stormwater management facilities, storage areas, and access to ballfields were also identified as a part of this study.
Weston & Sampson is preparing multiple feasibility studies of various sites within the Rensselaer Technology Park. The studies include conceptual site plans for parcels available for development or expansion.

For each site, Weston & Sampson identified potential building sizes and uses, prepared various site layouts and design alternatives, and prepared concepts meeting current zoning, stormwater, parking, greenspace and utility requirements.
Weston & Sampson prepared a feasibility study for the development of a new fire station in Baldwinsville, New York. The new station was needed to better serve portions of the town that were farthest away from the main station. Weston & Sampson worked with the project architect to determine building position and orientation, and to provide adequate parking and fire apparatus access.

Several public meetings were facilitated to gather community input and address potential concerns of neighbors. Site lighting, landscaping, and screening concepts were developed to mitigate impacts the new building would have on the adjacent residences. An environmental review was also completed to determine any impacts the new development would have on natural resources located adjacent to the project site.
Henry "Bub" Uhlig
Principal Scientist

Mr. Uhlig's experience includes designing and managing complex environmental remediation projects in a variety of facilities including K-12 public schools, correctional facilities, hospitals, universities, courthouses, government and various public buildings. Many of these projects were designed to allow abatement with minimal disruption to building operations while maintaining the safety of the occupants and the public. Mr. Uhlig has managed complex asbestos, lead and PCB remediation projects with multiple buildings and phases requiring close coordination with the owner, construction manager and renovation contractors. Mr. Uhlig also designs abatement projects in close coordination with architects and engineers to ensure the abatement scope is appropriate and comprehensive for the intended renovations. Mr. Uhlig has a working relationship with various regulatory agencies governing abatement including New York State Department of Labor, Engineering Services. This knowledge allows for open communication and potential for project cost savings due to his experience with the variance petition design and application process. Representative project experience includes:

Teamed with architecture+ on the Following Environmental Projects:

- Project Manager for asbestos survey and asbestos abatement design at the following facilities:
  - State Capital, Albany, New York
  - State Armory, Staten Island, New York
  - Centralized Services Building, Long Island City, New York
  - St. Joseph's Addiction Treatment, & Recovery Center, Saranac Lake, New York
  - Clinton Correctional Facility, Dannemora, New York
  - Sing Sing Correctional Facility, Ossining, New York
  - Queensboro Correctional Facility, Queensboro, New York

- Project Manager for asbestos survey, asbestos abatement design and project monitoring/management at the following facilities:
  - University at Albany, Tuscarora Hall, Albany, New York
  - Albany International Airport, Albany, New York
  - University at Albany, Philip Schuyler, Albany, New York
  - University at Albany, Whitman Hall, Albany, New York
  - Twin County Recovery Services, Hudson, New York
  - New Choices Recovery Center, Schenectady, New York

- Project Manager for asbestos and lead paint survey, abatement design and project monitoring/management at the following facilities:
  - Troy Public Safety Building, Troy, New York
  - Hudson Valley Community College, Troy, New York

- Project Manager for asbestos survey at UHPP in Hudson, New York
General Services Administration, Term Contract. Provided PCB, asbestos and lead consulting services as part of a two year term contract. Projects included the Dillon Courthouse and Dulski Federal Building in Buffalo, New York, as well as the U.S. courthouse renovations and adaptive re-use of the Federal Post Office and Courthouse in Brooklyn, New York. This was a fast tracked hazardous material design project encompassing over 438,000 sq ft.

County Government Courthouse Projects. Asbestos abatement design and monitoring for Indianapolis Marion County Courthouse, IN; Palm Beach County Courthouse, FL; Ulster County Courthouse, NY; and Gun Club Correctional Facility in West Palm Beach County, FL.

Chemung Canal Trust Company, Main Office Building. Performed asbestos inspections, design services and monitoring for the removal of asbestos-containing materials from in a six story occupied office building. The work included coordination of the asbestos abatement with interior demolition necessary for the renovation phase of the project.

Public/Private Schools. Performed design and management of complex environmental remediation projects for the following K-12 clients:

- Albany Academy
- Argyle Central School District
- Beacon City School District
- Berlin Central School District
- Berne Knox Westerlo Central School District
- Broward County Schools
- Brunswick/Brittonkill Central School District
- Coxsackie Jr./Sr. High School
- Dolgeville Central School District
- Duanesburg Central School District
- East Greenbush Central School District
- Friends Academy
- Good Shepard School
- Hyde Park Central Schools
- Hewlett – Woodmere Public Schools
- Kew-Forest School
- Kingston City School District
- Marlboro Central School District
- Moriah Central School District
- North Salem Central School District
- Oceanside School District
- Pine Bush Central School District
- Port Jervis City School District
- Rondout Valley Central School District
- Schenectady City School District
- Schodack Central School District
- South Orangetown Central School District
- Tech Valley High School
- Troy City School District
- Uncommon Charter School
- Uniondale Union Free School District
- Valley Stream School District

Henry "Bub" Uhlig
Scott F. Rosecrans, CHMM

Scientist IV

Scott is an Environmental Scientist in our Environmental Group with over 19 years of consulting experience. His experience includes conducting Phase I Environmental Site Assessments, Phase II Subsurface Investigations, vapor intrusion investigations, and hazardous material assessments. Representative project experience includes:

Dormitory Authority of New York State:

- **SUNY Albany Stuyvesant Dormitory Rehab.** Managed and performed asbestos project monitoring services during asbestos abatement and PCB sealant removal activities on the exterior of building. Project monitoring services included daily air sampling, daily visual inspections inside the abatement work area, final clearance air sampling, and ensuring abatement activities were performed in compliance with applicable NYSDOL Code Rule 56 requirements, interfacing with the client, facility representative, and the asbestos abatement subcontractor to ensure satisfactory and timely results. Additionally, the scope of work included the removal of potentially PCB-contaminated soils surrounding the building and collection of confirmatory soil samples in accordance with NYSDEC DER-10 along with waste characterization samples to allow for proper disposal. A close-out report was compiled and provided to DASNY.

- **SUNY Albany Herkimer Hall Rehab.** Managed and performed asbestos project monitoring services during a full gut rehab project involving the three-story dorm building. Project monitoring services included daily air sampling, daily visual inspections inside the abatement work area, final clearance air sampling, and ensuring abatement activities were performed in compliance with applicable NYSDOL Code Rule 56 requirements. Challenges on this project involved double shift timing, limited power and an aggressive schedule that required multiple work areas to be under active removals simultaneously.

- **SUNY New Paltz - Bevier Hall Dormitory Rehab Project Monitoring.** Managed and performed asbestos project monitoring services during asbestos abatement activities for limited renovation project completed over winter break while the college was out of session. Multiple projects. Services included project monitoring, daily air sampling, daily visual inspections inside the abatement work area, final clearance air sampling. Mr. Rosecrans also ensured abatement activities were performed in compliance with applicable NYSDOL Code Rule 56 requirements, and interfaced with the client, facility representative, and the asbestos abatement subcontractor to ensure satisfactory and timely results. This project was completed on an expedited timeframe that required weekend work and rush/expedited sample analysis by CHA's subcontracted laboratory.
Environmental Term Contract
Dormitory Authority of New York State

CHA provides various environmental services for DASNY at over 40 sites across New York State. CHA services include multimedia compliance support, asbestos inspections, project monitoring, asbestos design, mold inspection and design, site investigation and remediation, arc flash studies, engineering design, construction inspection, construction administration, lead water testing and program development, feasibility studies, aquifer studies, and training (asbestos awareness and HAZWOPER). Some of the DASNY facilities that CHA has performed work at include:

- Bronx Psychiatric Center, Bronx, NY
- Bronx Children's Psychiatric Center, Bronx, NY
- Creedmoor Psychiatric Center, Queens Village, NY
- Kingsboro Psychiatric Center, Brooklyn, NY
- Kirby Forensic Psychiatric Center, Wards Island, NY
- Manhattan Psychiatric Center, Wards Island, NY
- Mid-Hudson Forensic Center, New Hampton, NY
- Pilgrim Psychiatric Center, West Brentwood, NY
- Queens Children's Psychiatric Center, Queens Village, NY
- Rockland Psychiatric Center, Middletown Campus, Middletown, NY
- Sagamore Children's Psychiatric Center, Dix Hills, NY
- South Beach Psychiatric Center, Staten Island, NY
- Buffalo Psychiatric Center
- Rochester Psychiatric Center
- St. Lawrence Psychiatric Center
- Binghamton Psychiatric Center
- Elmira Psychiatric Center
- Wassalac DDSO
- Sunmount DDSO
- Manhattan OCMF DNA Lab
- Helen Hayes Hospital
- David Axelrod Institute
Ives Hall Faculty Building
Environmental Assessment
Cornell University - Ithaca, NY

CHA teamed with Perkins Eastman Architects, PC to provide hazardous materials consulting services for Cornell University’s, Industrial Labor and Relations (ILR) School for the renovation of their faculty building. The project was unique in that the ILR School is one of a few SUNY Contract Schools that are a portion of a University. Therefore the funding for this project was through the State University Construction Fund (SUCF) but was administered by the University. This meant that all design criteria had to meet the stringent requirements of both the SUCF and Cornell University.

Ives Hall is a three-story building which is comprised mainly of office space for faculty members. The building was originally constructed in the 1930’s and underwent a single major renovation in the 1950’s. The renovation project involves a full gut renovation of the entire building.

CHA performed a hazardous materials assessment of Ives Hall to determine the presence and location of hazardous materials such as asbestos-containing materials and lead-based paints as well as mercury and PCB containing equipment. CHA then provided hazardous material design services to outline the removal of hazardous materials that would be impacted by the planned construction. Design constraints involved hidden conditions in pipe chases and above and below ceilings and floors. CHA also provided construction administration service during the construction of the project.
Various Engineering Services

Contracts
NYS Office of General Services

CHA has been providing engineering services to OGS since 1993 under various term contracts. We are currently in the final year of our most recent contract to provide engineering/architectural services to OGS facilities statewide. Under this assignment we have provided a variety of services for facilities such as:

- Schools (Buffalo State College, SUNY Cobleskill)
- State Buildings (Harriman Campus, Empire State Plaza)
- Correctional Facilities (Coxsackie Correctional Facility, Five Points Correctional Facility, Clinton Correctional Facility)
- Treatment centers (Hutchings Psychiatric Center, Finger Lakes Residential Center, Bronx Psychiatric Center)
- Pump stations (Allen Residential Center Wastewater Treatment Plant, River Front Pumping Station)
- State Armories

Services have included:
- Air Compliance and Permitting
- Hazardous materials testing
- Fish Impingement Study
- Soil/Groundwater Sampling
- Indoor Air Quality Studies
- Lead Remediation Design
- Building Rehabilitation
- HVAC Improvements
- Security Improvements
- Construction Inspection
- Electrical Upgrades
- Energy Sustainability Audits
- Utility improvements
SUNY Administration
Building 5 - 3rd Floor South
State University Construction Fund - Albany, NY

CHA provided hazardous materials investigation and design services for the renovation of the South portion of the 3rd Floor of the SUNY Administration Building located in Albany, NY. CHA completed this project as part of the team led by JMZ Architects working for the State University Construction Fund. CHA had previously teamed with JMZ Architects on the renovation of the 2-5 floors of the SUNY Administration Building.

This project involved the completion of a pre-renovation survey for asbestos containing materials and lead based paints throughout the project space and the development of a survey report to present the findings. CHA also provided hazardous materials abatement design services to develop specs’ and plans to outline the work required to remove the hazardous materials that would be impacted by the renovation project.
Representative Client List
K-12 Public and Private Schools (New York)

Albany Academy - Albany, NY
Argyle Central School District - Argyle, NY
Beacon City School District - Beacon, NY
Berlin Central School District - Berlin, NY
Berne Knox Westerlo Central School District - Berne, NY
Broward County Schools - Ft. Lauderdale, FL
Brunswick/Brittonkill Central School District - Troy, NY
Coxsackie Jr./Sr. High School - Coxsackie, NY
Dolgeville Central School District - Dolgeville, NY
Duanesburg Central School District - Delanson, NY
East Greenbush Central School District - East Greenbush, NY
Friends Academy - Glen Cove, NY
Good Shepard School - Kingston, NY
Hyde Park Central Schools - Hyde Park, NY
Hewlett – Woodmere Public Schools - Woodmere, NY
Kew-Forest School - Forest Hills, NY
Kingston City School District - Kingston, NY
Marlboro Central School District - Marlboro, NY
Moriah Central School District - Moriah, NY
North Salem Central School District - North Salem, NY
Oceanside School District - Oceanside, NY
Pine Bush Central School District - Pine Bush, NY
Port Jervis City School District - Port Jervis, NY
Rondout Valley Central School District - Accord, NY
Schenectady City School District - Schenectady, NY
Schodack Central School District - Castleton, NY
South Orangetown Central School District - Orangeburg, NY
Tech Valley High School - Rensselaer, NY
Troy City School District - Troy, NY
Uncommon Charter School - Troy, NY
Uniondale Union Free School District - Uniondale, NY
Valley Stream School District - Valley Stream, NY
As an architecture firm, architecture+ does not have a State Education Department Certificate of Authorization. Instead, please see our listing from the Office of Professions' official database along with Certificates of Authorization for all of our engineering subconsultants.

**Office of the Professions**

**Verification Searches**

The information furnished at this web site is from the Office of Professions' official database and is updated daily, Monday through Friday. The Office of Professions considers this information to be a secure, primary source for license verification.

**Business Entity Information**

03/05/2019

Name: LOKMOLACO & FITTS ARCHITECTS P.C
Street Address: 207 RIVER STREET TROY, NY 121800000

Business Entity: Professional Service Corporation
PSC #: 021885
Incorporation Date: 01/09/60
Current through: 12/31/19

Officers, Directors, Shareholders: Click on license number link to the left of professional's name for detailed information.

018278 FITTS FRANK HURDOCK -
018279 LOKMOLACO JOSEPH J -
018280 BRIGHTON MICHAEL -
020752 BANKER BRIAN L -
028752 WEBER HARRY M -
039534 YOUNG HARRY R.
Key Personnel | Registration Certificates

THE UNIVERSITY OF THE STATE OF NEW YORK
EDUCATION DEPARTMENT

This is to certify that having met the requirements of Section 7210 of the Education Law and in accordance therewith this certificate of authorization is granted which entitles

HESNOR ENGINEERING ASSOCIATES PLLC
22 COMPUTER DRIVE WEST
ALBANY, NY 12203-0000

To provide professional engineering services in the State of New York for the period 12/01/2016 to 11/30/2018.

C H A R M E L E N E  E L I S A
Comptroller of Education

CERTIFICATE NUMBER 021842

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THE UNIVERSITY OF THE STATE OF NEW YORK
EDUCATION DEPARTMENT

This is to certify that having met the requirements of Section 7210 of the Education Law and in accordance therewith this certificate of authorization is granted which entitles

SPRING LIME DESIGN ARCHITECTURE + ENGINEERING LLP
72 TROY RD, SUITE 2H
EAST GREENBUSH, NY 12061-1354

To provide professional engineering services in the State of New York for the period 03/01/2019 to 02/28/2022.

M A R Y  E L I S A
Comptroller of Education

CERTIFICATE NUMBER 0218617
Key Personnel | Registration Certificates

THE UNIVERSITY OF THE STATE OF NEW YORK
EDUCATION DEPARTMENT

THIS IS TO CERTIFY THAT HAVING MET THE REQUIREMENTS OF SECTION 7219 OF THE EDUCATION LAW AND IN ACCORDANCE THEREWITH THIS CERTIFICATE OF AUTHORIZATION IS GRANTED WHICH ENTITLES

WESSTON & SAMPSON PE LS LA PC
5 CENTENNIAL DRIVE
ATTN ACCOUNTS PAYABLES
PEABODY, MA 01960-0000

TO PROVIDE PROFESSIONAL ENGINEERING SERVICES IN THE STATE OF NEW YORK FOR THE PERIOD 04/01/2018 TO 03/31/2018.

CERTIFICATE NUMBER 0013189 DUPLICATE

[Signature]
CHIEF OFFICER OF EDUCATION

THE UNIVERSITY OF THE STATE OF NEW YORK
EDUCATION DEPARTMENT

THIS IS TO CERTIFY THAT HAVING MET THE REQUIREMENTS OF SECTION 7219 OF THE EDUCATION LAW AND IN ACCORDANCE THEREWITH THIS CERTIFICATE OF AUTHORIZATION IS GRANTED WHICH ENTITLES

GHA CONSULTING INC
375 BROADWAY
ALBANY, NY 12207-0000

TO PROVIDE PROFESSIONAL ENGINEERING SERVICES IN THE STATE OF NEW YORK FOR THE PERIOD 01/01/2018 TO 12/31/2020.

CERTIFICATE NUMBER 0018051

[Signature]
CHIEF OFFICER OF EDUCATION
Highway Garage Study, Town of Brunswick
Brunswick, New York
architecture+ worked with the Town Supervisor and staff to provide planning and programming services to determine the optimum location and layout for a new highway garage to serve this growing town. Previously, we designed their new Town Hall.
Duration: ongoing
Client contact: Mr. Phillip Herrington, Town Supervisor, Brunswick pherrington@townofbrunswick.org, 518-279-3461

Rensselaer County Public Safety Building
Wynantskill, New York
architecture+ worked with the active County Engineer to prepare a Feasibility Study and design a renovation and addition to create a new public safety call center in an existing county-owned facility.
Duration: one year, completed in January 2015
Client contact: Mr. Wayne E. Bonesteel, PE, Senior Project Manager, Maser Consulting (former Rensselaer County Engineer) WBonesteel@maserconsulting.com, 518-459-3252 ext: 3652

Schenectady County Public Service Building
Schenectady, New York
architecture+ provided programming, planning, and design services for this new two story, 39,800 square foot building. It will house the Department of Social Services, Adult Probation, Juvenile Justice Probation, and the Child Advocacy Center as well as a credit union.
Duration: one year, to be completed in August 2019
Client contact: Mr. John Roth, President, Highbridge Development jroth@planklinc.com, 518-344-5400
References | Hesnor Engineering Associates, PLLC

NYS Comptrollers Building, Building Condition Survey and Capital Plan Update
Albany, New York
Hesnor Engineering Associates led an E/A team that performed a building condition survey and 30-year capital plan update for the 13-story, 465,000 square foot New York State Comptroller’s headquarters building in Albany.
Duration: seven months, completed in June 2018
Client contact: Mr. Charles Carrow, President, Carrow Real Estate Services
Charlie@carrowrealestateservices.com
518-462-7491

East Meadow Elementary School Renovation and Addition
Granby, Massachusetts
Hesnor Engineering Associates designed the mechanical, plumbing and fire protection systems associated with major renovations to a 37,030 square foot elementary school as well as the construction of a new 31,730 square foot addition. Total construction cost was $34.2 million.
Duration: three years, completed in August 2018
Client contact: Ms. Margo Jones, FAIA, NCARB, LEED AP, Senior Principal, Jones Whitsett Architects
mj@joneswhitsett.com
413-733-5551

Stuyvesant Tower M/E/P Renovations
Albany, New York
Hesnor Engineering Associates designed the building-wide M/E/P systems associated with the renovation of a 10-story, 170,000 square foot office tower in Albany. M/E/P construction cost was $6 million.
Duration: five years, completed in 2017
Client contact: Mr. Don Waldbllig, Construction Manager
DWaldbllig@nycap.rr.com
518-396-0585
References | Spring Line Design

Harriman State Office Campus Building 3 Provide Daycare
Albany, New York

Spring Line Design provided structural analysis of concrete roof; seismic upgrades in the
form of cross-bracing to support an almost entirely glass façade; foundations for exterior
granite stairs and ramp; building systems penetrations and support; and design for CMU
wall removals, repairs, and reconstruction.

Duration: three years, completed in June 2017
Client contact: Greg Springer, Architecture Discipline Specialist, Bergmann Associates
gspringer@bergmannpc.com
518-556-3634

Hillside View Housing Adaptive Use and New Construction
Schenectady, New York

Spring Line Design provided structural design for the renovation/conversion of two
former school buildings into 38 apartments. Three abandoned houses were converted
into apartments and three others were demolished and replaced with new construction,
yielding a total of 20 new housing units.

Duration: two years, completed in September 2018
Client contact: Dave Sadowsky, Principal, Dave Sadowsky Architect PC
dave@davesadowskyarchitect.com
518-658-2830

New Saratoga County Public Safety Facility
Ballston Spa, New York

Spring Line Design provided structural design for the 1-story, 63,400 square foot
new municipal office building based upon guidelines from the US DOD for reinforced
concrete wall panels to resist high-amplitude impulse loading caused by localized blasts
and environmental factors.

Duration: two years, anticipated completion in Summer 2019
Client contact: Dennis Ross, AIA, NCARB, Market Leader – Emergency Services, PRA a
division of H2M Architects + Engineers
dross@h2m.com
518-765-5105 ext: 2030
References | Weston & Sampson

Multiple Projects – Hudson City School District
Hudson, New York
Weston & Sampson has been working with the Hudson City Schools for several years preparing Feasibility Studies, Design Documents, and Construction Phase Services. Projects have included new building additions, athletic fields, parking lot rehabilitation and expansions, stormwater management, and circulation improvements.
Duration: several years, 2014-present
Client contact: George Keeler, Superintendent of Buildings and Grounds
keeler@hcscd.com
518-828-5760 Ext. 7131

Multiple Projects – Rensselaer Technology Park
North Greenbush, New York
Weston & Sampson has been providing planning, design and construction phase services to the Technology Park since its creation in the 1980s. Projects have included feasibility studies, site plans, peer review, utility upgrades, and development of the campus Master Plan.
Duration: ongoing, 2012-present
Client contact: Karl Lampson, Director, lamplsk@rpi.edu
518-283-7102 Ext. 303

Multiple Projects – Wappingers Central School District
Wappingers Falls, New York
Weston & Sampson has been providing planning, design, and construction phase services for the Wappingers Central School District, supporting the district architect. Projects have included feasibility studies, environmental permitting, athletic field expansion/renovations, utility/infrastructure upgrades, and parking/circulation improvements.
Duration: ongoing, 2013-present
Client Contact: Ron Broas, Director, broas@wappingschools.org
845-298-5150
References | CHA Consulting, Inc.

University at Albany
Albany, New York
Provided asbestos abatement design, project monitoring, and management for full-scale renovations to various dormitories for the University at Albany.
Duration: 1999-present
Client contact: Mr. Robert Morawski, Construction Manager
rmorawski@albany.edu
518-442-3435

Schodack Central School District
Castleton, New York
Provided abatement design, project monitoring, and management for full-scale renovations to schools in the District.
Duration: 2015-present
Client contact: Mr. Matthew LaClair, Director of Facilities
mlaclair@schodack.k12.us
518-813-6414

Synthesis Architects, LLP
Schenectady, New York
Provided abatement design, project monitoring, and management as a subcontractor to Synthesis Architects for various large-scale renovations for numerous school districts.
Duration: 2001-present
Client contact: Mr. James Graham, Partner
jgraham@synthesisllp.com
518-370-1576
Approach

architecture+ will lead the members of the project team and serve as the primary point of contact with the City of Hudson Common Council Advisory Committee for the development of the feasibility study for the John L. Edwards School. We will move forward with the project on a two track process described below.

Phase 1: Building/Property Assessment

- Meet with the members of the Advisory Committee to discuss/review goals and objectives for the project. Project contacts will be confirmed and a preliminary project schedule will be discussed.
- Collect available documentation from Advisory Committee (and/or the school district).
- Collect available public utility information.
- Conduct site visit(s) to review and evaluate the conditions of the building and the site.
- Conduct visual inspection of potential hazardous materials, mold, and other related environmental conditions.
- Prepare preliminary written and graphic analysis of building and site conditions.
- Prepare code analysis identifying existing building conditions, deficiencies, and issues that would need to be addressed by adaptive reuse options.
- Prepare conceptual structural analysis.
- Prepare mechanical, electrical, and plumbing systems analysis incorporating discussions of potential approaches to improve energy efficiency and sustainability.
- Compile draft report for review by the Advisory Committee.
- Meet with Advisory Committee to discuss report.
- Revise report to incorporate comments and revisions into final report.
- Assist the Advisory Committee to prepare for town hall meeting to present and discuss the findings of the Phase 1 report.
- Attend town hall meeting.
Approach

Phase 2: Adaptive Reuse

- Meet with the members of the Advisory Committee to discuss the committee’s interests for the adaptive reuse of the building.
- Review/visit existing City facilities and conduct interviews with City staff identified by the Advisory Committee to prepare a preliminary project space program of departments and components that will be relocated into the building. This document will include quantitative and qualitative information about existing facilities and potential future needs.
- Deliver draft program for review by Advisory Committee.
- Meet with Advisory Committee to discuss program.
- Revise program to incorporate comments and revisions into a final program.
- Development preliminary conceptual floor and site plans for up to three options.
- Meet with Advisory Committee to present conceptual options.
- Assist the Advisory Committee in selecting a preferred option for further development.
- Develop preferred option, including conceptual narrative scope of work for building systems, analysis of concept specific building code issues, sustainability/environmental approaches, and statement of conceptual project costs.
- Identify other services that will be necessary to implement the project (hazardous materials testing, topographic surveying, BCNYS Chapter 17 Special Inspections, etc.)
- Compile draft report for review by the Advisory Committee.
- Meet with Advisory Committee to discuss report.
- Revise report to incorporate comments and revisions into final report.
- Assist the Advisory Committee to prepare for town hall meeting to present and discuss the findings of the Phase 1 report.
- Attend town hall meeting.
architecture+ proposes completing the Feasibility Study for the Adaptive Re-Use of the John L. Edwards School, Hudson, NY for a lump sum fee of $86,000 (eighty six thousand dollars) excluding reimbursables and attendance at additional town hall meetings as shown below.

<table>
<thead>
<tr>
<th>Task Description</th>
<th>architecture+</th>
<th>Hesnor</th>
<th>Spring Line</th>
<th>W&amp;S</th>
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Reimbursable Expenses

- $1,250
- $500
- $250
- $500
- $0
- $2,500

Actual Expense
Not to Exceed

Additional Town Hall Meetings *

- $750
- $500
- $500
- $500
- $500
- $2,750

Per Meeting

*Owner may request attendance by all project team members at rates shown.
### CITY OF HUDSON CLASSIFICATION AND RATE FORM

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

Lomonaco & Pitts, Architects P.C., dba architecture+

**CONSULTANT**

<table>
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<tr>
<th>EMPLOYEE NAME</th>
<th>EMPLOYEE TITLE</th>
<th>ACTUAL HOURLY RATE</th>
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<td>Barker, Aaron</td>
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<td>Barker, Brian</td>
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<td>Grinkevich, Heather</td>
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<td>Pitts, Francis</td>
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<td>Young, Mary Kate</td>
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**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 employees listed.

**SIGNATURE OF OFFICER**

[Signature]

**NAME OF OFFICER**

J. Michael Bergen

**EMAIL ADDRESS**

Bergenns@aplanusa.com
### CITY OF HUDSON
### CLASSIFICATION AND RATE FORM
### REQUEST FOR PROPOSAL - JLE ADAPTIVE RE-USE FEASIBILITY STUDY

#### CONSULTANT

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<tr>
<td>TJ Hesnor, PE</td>
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<td>Michael Trzcinski, PE, CPD, LEED AP</td>
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<td>Chris Babin, PE</td>
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<td>CJ Carus, PE</td>
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<tr>
<td>Corbett Scimeca</td>
<td>Mechanical Designer</td>
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REQUEST FOR PROPOSAL - JLE ADAPTIVE RE-USE FEASIBILITY STUDY

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SUB-CONSULTANT  Spring Line Design Architecture + Engineering, LLP

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<td>Jeffrey Bak, PE</td>
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<td>Christopher Snyder, PE</td>
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<td>David Abramo, PE</td>
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<td>Recuitng for this position currently</td>
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<tr>
<td>Nathaniel Crow, EIT</td>
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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.

SIGNATURE OF OFFICER   Kristin Knickerbocker

NAME OF OFFICER        Kristin Knickerbocker

EMAIL ADDRESS          kk@springlinedesign.com
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<td>Jeffery Budrow, PE</td>
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<td>Daniel Biggs, RLA</td>
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**Sub-Consultant:** Weston & Sampson PE, LS, LA, PC

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

**Signature of Officer:**

**Name of Officer:** Regional Manager

**Email Address:** BigosDC.us@inc.com
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**SUB-CONSULTANT**  CHA Consulting, Inc.

- **Henry Uhlig**  Principal Scientist  $155.00
- **Scott Rosencrans**  Scientist IV  $106.00
- **Thomas Bailly**  Engineering Designer  $74.00

**TO BE COMPLETED BY CONSULTANT**

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**SIGNATURE OF OFFICER**

**NAME OF OFFICER**

**EMAIL ADDRESS**
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: [Signature]

PRINTED NAME: J. Michael Bergen, AIA

FIRM NAME: architectures

FIRM ADDRESS: 297 River Street

Troy, New York 12180

OFFICE PHONE: 518-373-6481

CELL PHONE: 518-428-6167

E-MAIL: benrgenm@aplususa.com

DATE: March 12, 2019
February 28, 2019

Subject: Addendum # 1 - Request for Proposal
Prepare Feasibility Study – Adaptive Re-Use
John L. Edwards School, Hudson, NY

Dear Sir / Madam:

Attached please find Addendum No. 1 to the above referenced Request for Proposal.

Please review the information contained in this Addendum carefully. A copy of this document, bearing an original signature must be attached to your submission in response to the Request for Proposal.

A guided building walk-through / site visit is scheduled for 8:30 AM on Tuesday March 5, 2019. All interested proposers are requested to convene at the John L. Edwards School front entrance for a tour and overview of the building interior expected to last approximately one (1) hour.

Signed original responses must be completed by an authorized individual and returned to Tracy Delany, City Clerk, 520 Warren St., Hudson, NY 12534 no later than March 12, 2019, 4:00 PM.

Key Events and Dates
Building Walk Through / Site Visit 03/05/2019 (8:30AM)
Proposal Due Date 03/12/2019 (4:00PM)
Interviews/Presentations (not earlier than) 03/16/2019
Notice of Award (not earlier than) 03/23/2019

If you have any questions or require further clarifications please contact Tom DePietro, Common Council President at (518) 828-1030.

Sincerely,

City of Hudson
Attachments
CITY OF HUDSON
ADDENDUM NO. 1
ADDENDUM ISSUE DATE: FEBRUARY 28, 2019

REQUEST FOR PROPOSAL
FEASIBILITY STUDY – JLE BUILDING ADAPTIVE RE-USE
RFP DUE DATE: MARCH 12, 2019

ALL PROPOSERS ARE HEREBY NOTIFIED THAT THE FOLLOWING CLARIFICATIONS SHALL BE MADE TO THIS REQUEST FOR PROPOSALS:

1. BUILDING WALK THROUGH / SITE VISIT
A guided building walk-through / site visit is scheduled for promptly 8:30 AM on Tuesday March 5, 2019. All interested proposers are requested to convene at the former John L. Edwards School, 360 State St., Hudson, front entrance, for a tour and overview of the building interior. Walk through is expected to last approximately one (1) hour.

2. CORRECTION - "SECTION 16, NOTIFICATION" SHOULD READ AS FOLLOWS:
16. Notification Upon completion of the selection process, the City of Hudson will notify all firms of its decision. Notification will be sent to the primary contact only. Shortly after notification the selected firm(s) will be posted on the City of Hudson website.

3. GENERAL CLARIFICATIONS / QUESTIONS / COMMENTS

QUESTION A: Section B. Project Organization, 4th Paragraph/Bullet:
The section states "All firms responding to this Request for Proposal (RFP) shall possess a Certificate of Authorization to provide Engineering Services in New York State from the NYS Education Department." Is the city excluding architectural firms? Can the lead firm be an architect/architectural firm as well?

➤ Response: Section B. Project Organization, 4th Paragraph/Bullet Shall be amended to read as follows: All firms responding to this Request for Proposal (RFP) shall possess a Certificate of Authorization to provide Engineering and/or Architectural Services in New York State from the NYS Education Department."

➤ Response: Yes, the lead firm performing services for this RFP can be an Architect / Architectural Firm. Proposers should identify their preferences for managing the project in their response to the RFP section entitled "Approach: Provide a detailed description of your firm's approach to providing the requested scope of services."

QUESTION B: Section Content of Proposal, Paragraph 6. Budget:
Please clarify if requesting a detailed budget / fee for Professional Services for the feasibility study only or a detailed budget/fee for the entire project, which includes construction documents through construction administration. Has the committee identified a budget for design services?

➤ Response: The City of Hudson is requesting a detailed budget / fee for Professional Services for the feasibility study under this section including documentation indicating your firm's Overhead and Profit Multiplier and that of your sub-consultants (if any). However, under the "Scope of Work Section", The City of Hudson is requesting the selected consulting firm to provide cost estimates related to the remediation and/or correction of any detected deficiencies and cost estimates for the making of any improvements. The committee has not identified a budget for design services.
CITY OF HUDSON

ADDENDUM NO. 1
ISSUE DATE: FEBRUARY 28, 2019

QUESTION C: Section Terms and Conditions, Paragraph 16. Notifications:
Is DASNY the administrator of the Feasibility Study? The entire project? Is DASNY the administrating the contract? Is DASNY involved per Item #16?

➤ **Response:** Typographical error - DASNY is not involved in the administration of this RFP. Paragraph 16. Notifications should read as follows: Upon completion of the selection process, the City of Hudson will notify all firms of its decision. Notification will be sent to the primary contact only. Shortly after notification the selected firm(s) will be posted on the City of Hudson website.

QUESTION D: Potential Building / Property Uses:
Are tables of organization and space requirements available for each of the uses the City/County proposes to house in the JLE Building?

➤ **Response:** Tables of organization and space requirements are not available at this time.

QUESTION E: Scope of Work:
Is the assessment /evaluation limited to JLE or is the City looking for an assessment of all existing departments and buildings proposed to be relocated to the JLE Building?

➤ **Response:** The assessment /evaluation is limited to assessing the current condition of the John L Edwards building and the property it is located on.

QUESTION F: “Existing environmental deficiencies”.
Please define “Environmental Deficiencies”.

➤ **Response:** The selected consulting firm will be responsible for assessing the current condition of the building and the property it is located on and shall identify and/or review the environmental condition of the former John L Edwards school and property by taking into account commonly known and reasonably ascertainable information. For the purposes of this Request for Proposal, this scope of work is intended primarily as an inquiry designed to identify recognized environmental conditions in connection with the John L Edwards property in a prudent or reasonable manner to reflect a prudent and reasonable inquiry.

QUESTION G: Energy Efficiency / Sustainability Requirements
Is the “identification of improvements to enhance the energy efficiency of the building” on page 5 a separate activity from “defining specific sustainable goals”?

➤ **Response:** The “identification of improvements to enhance the energy efficiency of the building” and defining specific sustainable goals should be conducted in collaboration. Proposers should identify their preferences for managing the project in their response to the RFP section entitled “Approach: Provide a detailed description of your firm’s approach to providing the requested scope of services.”
CITY OF HUDSON

ADDENDUM NO. 1
ISSUE DATE: FEBRUARY 28, 2019

QUESTION H: Sustainability/Certification Requirements
Does the City require a particular level of Sustainability/Certification per LEED? Does the City contemplate engaging NYSERDA?

Responder: No particular level of Sustainability/Certification per LEED or engaging NYSERDA has been determined at this time. However, Proposers should identify their preferences for managing the project in their response to the RFP section entitled "Approach: Provide a detailed description of your firm's approach to providing the requested scope of services."

QUESTION I: Determination of Operational Costs
The scope of work requires the consultant to determine upkeep and operational costs. Are records of current and past upkeep and operational costs at the School available? Are upkeep and operational costs available for City and County facilities proposed to be relocated?

Responder: School District: Reference Drawings and Documents associated with the John L Edwards building are available for inspection at the office of George Keefer, Superintendent of Buildings and Grounds, Hudson City School District, 215 Harry Howard Ave., Hudson, N.Y. 12534. Email: KeelerG@huudsoncsd.org; Phone No. 518-828-4360, ext. 2131.

City and County: Upkeep and operational costs are not available for facilities proposed to be relocated at this time.

QUESTION J: Grant Opportunities
The scope of work requires the consultant to assist in identifying and analyzing funding sources and grant opportunities. Does the design team need to include a grant writer for this activity?

Responder: A grant writer is not specifically required for this Request for Proposal. The consultant is expected provide assistance with researching, identifying and analyzing appropriate funding sources and grant opportunities for identified uses to meet the specific needs for adaptive re-use of the John L Edwards Building as defined in this Request for Proposal resulting in a list of potential grant opportunities that considers the unique needs of this project. However, Proposers should identify their preferences for managing the project in their response to the RFP section entitled "Approach: Provide a detailed description of your firm's approach to providing the requested scope of services."

QUESTION K: Insurance:
Please define what "indirectly employed" means.

Responder: Directly employed is defined as being on the consultants direct payroll (IRS W-2) and indirectly employed would be anyone hired by the consultant to provide goods or services (IRS 1099).

4. CLASSIFICATION AND RATE FORM:
Please complete the attached, one (1) page sheet entitled "City of Hudson, Clarification and Rate Form, Request for Proposal – JLE Adaptive Re-Use Feasibility Study", execute and return with your proposal submission documents.
CITY OF HUDSON

ADDENDUM NO. 1
ISSUE DATE: FEBRUARY 28, 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.

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PRINTED NAME: ______________________
FIRM NAME: __________________________
FIRM ADDRESS: ________________________
OFFICE PHONE: ________________________
CELL PHONE: __________________________
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