

1. 7:00 P.M. Common Council Meeting
Cohoes Common Council Meeting

Common Council Chambers

City Hall

Cohoes, New York 12047

AGENDA

October 25, 2022, **7:00 p.m.**

MEETING

Roll Call

Public Comment

- Presentation of quarterly report by Director of Community and Economic Development
- Approve minutes of the August 23, September 22, and September 27, 2022 meetings
- Ordinance No. 7- An Ordinance authorizing the resurfacing and/or repaving of certain streets in the City of Cohoes
- Resolution No. 58- A Resolution amending the annual budget for the fiscal year 2022
- Resolution No. 59- A Resolution approving the City of Cohoes 2023 Annual Estimate
- Resolution No. 60- A Resolution authorizing the Mayor to execute an Architectural Services Contract with C.T. Male Associates regarding the City Hall Roof project
- Resolution No. 61- A Resolution approving a supplemental consultant agreement for the James Street Culvert project with C & S Engineers, Inc.
- Resolution No. 62- A Resolution accepting grant funds and authorizing the Mayor to execute a New York State Education Department Library Construction Fund Grant Program Agreement

Documents:

[10.25.2022 BACKUP AND LEGISLATION.PDF](#)

COMMON COUNCIL PROCEEDINGS
Tuesday, August 23, 2022 - 7:00 P.M.
Regular Meeting
Common Council Chambers

Roll call was taken

PRESENT:

Mayor Keeler
Council President McCarthy
Council Member Smith
Council Member Russell
Council Member Briggs
Council Member Biggs
Council Member Alesio

EXCUSED:

None

Public Comment: None

Council President McCarthy made a MOTION to approve the minutes of the June 14 and 28, 2022 meetings. Council Member Biggs seconded the motion. All members voted "AYE". The motion passed.

Resolution No. 52 for 2022

A RESOLUTION AMENDING THE ANNUAL BUDGET FOR FISCAL YEAR 2022

Council President McCarthy made a MOTION to approve Resolution No. 52 for 2022. Seconded by Council Member Alesio. Council President McCarthy, and Council Members Smith, Russell, Briggs, Biggs, and Alesio voted "AYE." Resolution No. 52 for 2022 passed. A copy of budget transfers is attached.

Resolution No. 53 for 2022

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT AND/OR RELATED DOCUMENTS WITH LIVINGSTON ENERGY GROUP REGARDING THE REPLACEMENT OF THREE ELECTRIC VEHICLE CHARGING STATIONS

Council Member Alesio made a MOTION to approve Resolution No. 53 for 2022. Seconded by Council Member Russell. Council President McCarthy, and Council Members Smith, Russell, Briggs, Biggs, and Alesio voted "AYE." Resolution No. 53 for 2022 passed.

Resolution No. 54 for 2022

A RESOLUTION AUTHORIZING THE MAYOR AND/OR HIS DESIGNEE TO SUBMIT A NYS ENVIRONMENTAL FACILITIES CORPORATION NEW YORK STATE REVOLVING

Regular Meeting

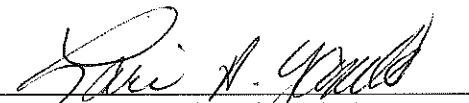
08/23/2022

Page 2 of 2

FUNDS FINANCING APPLICATION IN RELATION TO THE COMPREHENSIVE WATER TREATMENT PLANT AND WATER SUPPLY MODIFICATION PROJECT

Council Member Biggs made a MOTION to approve Resolution No. 54 for 2022. Seconded by Council Member Alesio. Council President McCarthy, and Council Members Smith, Russell, Briggs, Biggs, and Alesio voted "AYE." Resolution No. 54 for 2022 passed.

At 7:12 PM, Council Member Alesio made a MOTION to adjourn the Common Council Meeting. Seconded by Council Member Russell. All members voted "AYE." The Common Council Meeting concluded.


Lori A. Yando, City Clerk

City of Cohoes 2022 BUDGET
 ACCOUNT CODE TRANSFER REQUEST FORM

Funds Transferred To	Funds transferred from	Account Code	Amount	Transfer Justification	
The Following transfers are budget Neutral					
LONGEVITY- PD	A3410.1020	TOP GRADE FF SALARIES	A3410.1730	\$ 7,500.00	TRANSFER TO COVER STEP INCREASE IN LONGEVITY SCALE
NEW FIRE FIGHTERS	A3410.1790	TOP GRADE FF SALARIES	A3410.1790	\$ 60,000.00	TRANSFER TO COVER NEW FF HIRED DUE TO RETIREMENTS
CIVE. ENGINEER	A1440.1440	CODE OFFICER SALARIES	A3620.1800	\$ 27,000.00	TRANSFER TO COVER NEW POSITION SALARY IN ENGINEERING DEPT FOR REMAINDER OF THE YR
OVERTIME- RECYCLING/GARBAGE	A3160.1050	UNEMPLOYMENT EXPENSES	A9050.8000	\$ 7,500.00	TRANSFER TO COVER OVERTIME FOR RECYCLING AND GARBAGE COLLECTION
The Following Transfer are an increase to the annual budget based on actual revenue received to date					
CRIME SCENE EQUIPMENT- PD	A3120.2150	PUBLIC SAFETY INCOME	A1589	\$ 30,000.00	TRANSFER TO COVER BODY CAMERAS/OFFSET BY DONATION FROM TO DELAWARE ASSOC
STREET LIGHTING	A5182.4000	OTHER GENERAL REVENUE	A2729	\$ 150,000.00	TRANSFER TO COVER STREET LIGHT EXPENSES OFFSET BY NATIONAL GRID REFUNDS/CREDITS

DATE 8/19/2022

COMMON COUNCIL PROCEEDINGS
Thursday, September 22, 2022 - 7:00 P.M.
Special Meeting
Common Council Chambers

Roll call was taken

PRESENT:

Mayor Keeler
Council Member Smith
Council Member Russell
Council Member Briggs
Council Member Biggs
Council Member Alesio

EXCUSED:

Council President McCarthy

Public Comment: None

Council Member Russell made a MOTION to approve the minutes of the July 12, 26 and August 9, 2022, meetings. Council Member Biggs seconded the motion. All members voted "AYE". The motion passed.

Ordinance No. 6 for 2022

AN ORDINANCE AUTHORIZING THE RESURFACING AND/OR REPAVING OF CERTAIN STREETS IN THE CITY OF COHOES

Council Member Biggs made a MOTION to approve Ordinance No. 6 for 2022. Seconded by Council Member Alesio. Council Members Russell, Briggs, Biggs, and Alesio voted "AYE." Council Member Smith voted "NAY". Ordinance No. 6 for 2022 did not pass.

Resolution No. 55 for 2022

A RESOLUTION AMENDING THE ANNUAL BUDGET FOR FISCAL YEAR 2022

Council Member Alesio made a MOTION to approve Resolution No. 55 for 2022. Seconded by Council Member Briggs. Council Members Smith, Russell, Briggs, Biggs, and Alesio voted "AYE." Resolution No. 55 for 2022 passed. A copy of budget transfers is attached.

Resolution No. 56 for 2022

A RESOLUTION APPROVING AN AMENDMENT TO THE ENGINEERING AGREEMENT WITH ARCADIS OF NEW YORK, INC. REGARDING THE COLUMBIA STREET PHASE II SEWER SEPARATION PROJECT

Special Meeting

09/22/2022

Page 2 of 2

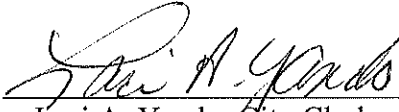
Council Member Russell made a MOTION to approve Resolution No. 56 for 2022. Seconded by Council Member Biggs. Council Members Smith, Russell, Briggs, Biggs, and Alesio voted "AYE." Resolution No. 56 for 2022 passed.

Resolution No. 57 for 2022

A RESOLUTION AUTHORIZING THE MAYOR TO SUBMIT A GRANT APPLICATION FOR THE DOWNTOWN REVITALIZATION INITIATIVE AND NEW YORK FORWARD PROGRAMS

Council Member Russell made a MOTION to approve Resolution No. 57 for 2022. Seconded by Council Member Biggs. Council Members Smith, Russell, Briggs, Biggs, and Alesio voted "AYE." Resolution No. 57 for 2022 passed.

At 7:15 PM, Council Member Biggs made a MOTION to adjourn the Common Council Meeting. Seconded by Council Member Alesio. All members voted "AYE." The Common Council Meeting concluded.

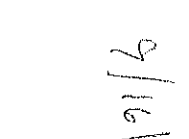

Lori A. Yando, City Clerk

City of Cohoes 2022 BUDGET

ACCOUNT CODE TRANSFER REQUEST FORM

Funds Transferred To	Funds Transferred from	Account Code	Amount	Transfer Justification
The Following transfers are budget Neutral				
POLICE AND FIRE RETIREMENT EXP	A9015.8000	ERS RETIREMENT EXP	\$ 64,000.00	TRANSFER TO COVER RETIREMENT EXPENSES
OVERTIME POLICE DEPT	A3120.1040	TOP GRADE SALARIES	\$ 100,000.00	TRANSFER TO COVER OVERTIME DUE TO STAFFING
The Following Transfer are an increase to the annual budget based on actual revenue received to date				
GASOLINE	A5110.4250	OTHER GENERAL REVENUE	\$ 50,000.00	TRANSFER TO COVER GASOLINE DUE TO RISING PRICES
DIESEL FUEL	A8160.4790	OTHER GENERAL REVENUE	\$ 75,000.00	TRANSFER TO COVER DIESEL FUEL DUE TO RISING PRICES
CHIPS	A5112.2000	CHIPS GRANTS	\$ 400,000.00	TRANSFER TO COVER PAYING AND MILLING TO DATE FOR VARIOUS STREETS
AUTO INSURANCE	A1910.4500	MORTGAGE TAX	\$ 5,800.00	TRANSFER MONEY TO COVER RATE INCREASE FOR CITY AUTO INSURANCE
LAW ENFORCEMENT LIABILITY	A1910.4504	MORTGAGE TAX	\$ 5,150.00	TRANSFER MONEY TO COVER RATE INCREASE FOR CITY LAW ENFORCEMENT INSURANCE
WEAPON REPAIRS	A3120.4420	MORTGAGE TAX	\$ 5,000.00	TRANSFER TO COVER TASERS REPAIRS
DIESEL FUEL FIRE DEPT	A3410.4790	MORTGAGE TAX	\$ 7,500.00	TRANSFER TO COVER DIESEL FOR APPARATUS
PART TIME LABORERS- DPW	A5110.1900	MORTGAGE TAX	\$ 10,000.00	TRANSFER TO COVER SALARIES
REPAIRS TO STATIONARY EQUIP- WTP	F8350.4553	WATER SALES- OTHER COMMUNITY	\$ 30,000.00	TRANSFER TO COVER MAJOR EQUIPMENT REPAIRS TO CHAINS AND PADDLE AT WTP

DATE 9/16/2022



COMMON COUNCIL PROCEEDINGS
Tuesday, September 27, 2022 - 6:15 P.M.
Regular Meeting
Common Council Chambers

Roll call was taken

PRESENT:

Mayor Keeler
Council President McCarthy
Council Member Smith
Council Member Russell
Council Member Briggs
Council Member Biggs
Council Member Alesio

EXCUSED:

None

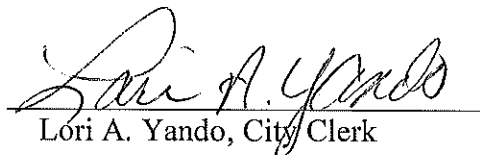
Public Comment: None

Ordinance No. 6 for 2022

AN ORDINANCE AUTHORIZING THE RESURFACING AND/OR REPAVING OF CERTAIN STREETS IN THE CITY OF COHOES

Council Member Alesio made a MOTION to approve Ordinance No. 6 for 2022. Seconded by Council Member Briggs. Council Members Russell, Briggs, Biggs, and Alesio voted "AYE." Council Member Smith voted "NAY". Ordinance No. 6 for 2022 passed.

At 6:20 PM, Council Member Alesio made a MOTION to adjourn the Common Council Meeting. Seconded by Council Member Russell. All members voted "AYE." The Common Council Meeting concluded.


Lori A. Yando, City Clerk

1

ORDINANCE NO. 7 FOR THE YEAR 2022

**AN ORDINANCE AUTHORIZING THE
RESURFACING AND/OR REPAVING OF
CERTAIN STREETS IN THE CITY OF COHOES**

WHEREAS, City of Cohoes Charter Section C3-2 authorizes the Common Council, by Ordinance, to provide for the making of any street improvement, including the resurfacing and/or repaving of streets; and

WHEREAS, the Commissioner of Public Works has made certain recommendations regarding the streets he believes are in need of resurfacing and/or repaving; and

WHEREAS, by Ordinance No. 3 for the Year 2022 and Ordinance No. 6 for the Year 2022, the Common Council did authorize the resurfacing and/or repaving of certain streets; and

WHEREAS, it is now necessary to amend the list(s) that the Common Council previously authorized to be resurfaced and/or repaved.

NOW, THEREFORE, the City of Cohoes in Common Council convened ordains as follows:

Section 1. The Commissioner of Public Works is hereby authorized to resurface and/or repave the streets listed on the attached Schedule A as soon as practicable, weather permitting, and subject to budgetary restrictions.

Section 2. The cost of such resurfacing and/or repaving of the streets listed on the attached Schedule A shall be paid from funds provided by the annual budget as permitted by City of Cohoes Charter Section C3-2 and/or funds provided by New York State through the Consolidated Local Street and Highway Improvement Program, the Extreme Winter Recovery Program, the PAVE-NY Program and/or other available funding.

Section 3. This Ordinance shall supersede Ordinance No. 3 for the Year 2022 and Ordinance No. 6 for the Year 2022.

Section 3. This Ordinance shall take effect immediately.

Approved as to form this 25th day of October, 2022.

Brian S. Kremer
Corporation Counsel

Ordinance No. 7 for the Year 2022

October 25, 2022

Page 2

Engrossed and signed by the President of the Common Council and attested by the Clerk of the Common Council this _____ day of October, 2022.

Clerk

President

I hereby approve the foregoing Resolution of the Common Council.

Date

William T. Keeler
Mayor of the City of Cohoes, New York

<u>FIRST WARD</u>	<u>Milled</u>	<u>Paved</u>
Division Street		
Egbert Street		
Garner Street		
Hamilton Place		
Jay Street (On the list from last year)		
Maiden Lane- Orchard Street (On the list from last year)		
**North Reservoir		
Reservoir (Sunset Park)		
Vliet Street		
West Street (On the list from last year)		
<u>SECOND WARD</u>		
(No list submitted for 2022)		
Fulton Street		
High Street		
Remsen Street, Howard to Columbia (Potentially contributing CHIPS- Phase 3 work)	8.23.22	8.26.22
White Street, Mohawk to Main (Contributing CHIPS)		
**Younglove Ave		
<u>THIRD WARD</u>		
Columbia, James Street to Sandusky (Part of Columbia Street Phase II Sewer Separation Project)		
Hilltop Drive	4.15.22	4.18.22
Lancaster Street, South of Columbia (On the list from last year)		
Main Street (Columbia to Saratoga Street)		
Newark, Sandusky to St Rita Lane (Part of Columbia Street Phase II Sewer Separation		
Oxford Circle	4.15.22	4.18.22
Project)		
Sandusky (Part of Columbia Street Phase II Sewer Separation Project)		
St. Rita Lane (Part of Columbia Street Phase II Sewer Separation Project) CARVER CONS.		
<u>FOURTH WARD</u>		

Andrew Lane	4.12.22	4.18.22
Charles Street (Part of Stormwater separation)		
Eagle Street (NG)	4.11.22	4.18.22
George Street		
Hemple Place		
Jefferson Ave (James to dead end)	4.15.22	4.18.22
Kennedy Place	4.12.22	4.18.22
Mann Avenue (Johnson to Columbia)		
Maple Lane		
Masten Avenue (Suprenant Way to Columbia)		
Monroe	4.12.22	4.18.22
Morningside and Fox Hollow		
Saratoga (Including Edsel Place)		
Simmons Avenue (Elm to Simmons ave ext)		
Suprenant Way		
Truman Way	4.12.22	4.18.22
Watervliet Avenue (NG)	4.11.22	4.18.22
Western Avenue (Jefferson to St. Agnes Hgwy)		
Willowbrook		
Wilmer Avenue		
Wilson Lane	4.12.22	4.18.22
Witbeck Avenue (Eagle to Simmons)	4.11.22	4.18.22
<u>FIFTH WARD</u>		
**4th Street		
**Alder Avenue	10.7.22	
Bullock (Pleasant to Dartmouth) (On the list from last year)		
**Carl Street	10.7.22	
**Clearview Court	10.4.22	10.6.22
Harvard Street		
**Haven Lane	10.4.22	10.6.22
**Jennings Place		

Leversee Avenue (NG)	4.12.22	4.18.22
Manor Avenue	8.5.22	8.8.22
McDonald Drive (Deerfield to North 3rd)		
**Miller Avenue		
**Paradise Court	10.4.22	10.6.22
Platt Street (NG)	4.11.22	4.18.22
**Pleasant Terrace	10.4.22	10.6.22
**Rudolph Court	10.4.22	
Vliet Street (collapsed sewer basins)		
SIXTH WARD		
2nd Street (NG)	5.4.22	7.16.22
Bridge Avenue (NG)	7.14.22	7.16.22
Clarke Ave		
Delaware Ave (Watersview Apts to Admirals Walk Condos)	9.9.22	9.13.22
Jackson Ave (from 2020 list)		
Linden & Short Street		
Melville Ave (west end)	5.31.22	6.29.22
Myrtle Avenue (NG)	5.4.22	5.10.22
Oliver St.		
Park Avenue (NG)	5.31.22	7/29, 8/2-3
Pershing Ave		
Van Schaick Avenue (NG)	5.4.22	5.10.22
MISC.		
Walking paths @ Veterans Memorial Park (McElwain Ave and Cherry Street entrances)		

2

RESOLUTION NO. 58 FOR THE YEAR 2022

**A RESOLUTION AMENDING THE ANNUAL
BUDGET FOR FISCAL YEAR 2022**

WHEREAS, a transfer of funds from a certain account to another account in the annual estimate has become necessary to meet our obligations.

NOW, THEREFORE, BE IT

RESOLVED, that the annual estimate for 2022 fiscal year is hereby amended in accordance with the budget line transfer form attached hereto and made a part hereof; and be it further

RESOLVED, that this Resolution shall take effect immediately.

Approved as to form this 25th day of October, 2022.

Brian S. Kremer
Corporation Counsel

Engrossed and signed by the President of the Common Council and attested by the Clerk of the Common Council this ____ day of October, 2022.

Clerk

President

I hereby approve the foregoing Resolution of the Common Council.

Date

William T. Keeler
Mayor of the City of Cohoes, New York

3

RESOLUTION NO. 59 FOR THE YEAR 2022

**A RESOLUTION APPROVING THE CITY OF
COHOES 2023 ANNUAL ESTIMATE**

WHEREAS, the Board of Managers has approved and submitted the annual estimate to the Common Council; and

WHEREAS, the Common Council has held such public hearing as it deems necessary in reference thereto,

NOW, THEREFORE, BE IT

RESOLVED, that the annual estimate of the City of Cohoes for the year 2023, consisting of the General, Water, Sewer, and Public Library Funds, is hereby approved and adopted; and be it further

RESOLVED, that this Resolution shall take effect immediately.

Approved as to form this 25th day of October, 2022.

Brian S. Kremer
Corporation Counsel

Engrossed and signed by the President of the Common Council and attested by the Clerk of the Common Council this _____ day of October, 2022.

Clerk

President

I hereby approve the foregoing Resolution of the Common Council.

Date

William T. Keeler
Mayor of the City of Cohoes, New York

4

RESOLUTION NO. 60 FOR THE YEAR 2022

**A RESOLUTION AUTHORIZING THE MAYOR TO
EXECUTE AN ARCHITECTURAL SERVICES CONTRACT
WITH C.T. MALE ASSOCIATES REGARDING THE CITY
HALL ROOF PROJECT**

WHEREAS, the City has secured a portion of the required funding to complete the restoration of the roof and related work on City Hall; and

WHEREAS, C.T. Male Associates has submitted a proposal to the City for the design of a phased scope of work to replace the remaining slate roof system over City Hall (Phase 1) and the Police Station (Phase 2) which will include the design of a limited amount of masonry restoration at upper wall segments near the roof as well as new insulation at the attic floor; and

WHEREAS, the Board of Managers has awarded the work to C.T. Male Associates for a total cost of \$43,350.00.00 as set forth in the proposal, subject to Common Council approval.

NOW, THEREFORE, BE IT

RESOLVED, that C.T. Male Associates is awarded the work set forth in the proposal at the total cost of \$43,350.00 and the Mayor is hereby authorized to execute a contract with C.T. Male Associates upon approval as to form by the Corporation Counsel; and be it further

RESOLVED, that this Resolution shall take effect immediately.

Approved as to form this 25th day of October, 2022

Brian S. Kremer
Corporation Counsel

Resolution No. 60 for the Year 2022
October 25, 2022
Page 2

Engrossed and signed by the President of the Common Council and attested by the Clerk of the Common Council this _____ day of October, 2022.

Clerk

President

I hereby approve the foregoing Resolution of the Common Council.

Date

William T. Keeler
Mayor of the City of Cohoes, New York

REQUEST FOR AGENDA ITEM
Legislative Request / BOM Request

Legislative Request BOM Request

Date 10/19/2022
Department Building & Planning
Contact Person Joe Seman-Graves

PERPOSE FOR REQUEST:

Adoption of Resolution: _____
Adoption of Local Law: _____
Adoption of Ordinance: _____
Budget Amendment: _____
Bond Approval: _____
Contract Authorization:
Other (Briefly Explain) _____

Budget Amendment (State the following)

Increase Account/Line No. \$43,350.00
Decrease Account /Line No. _____
Source of Funds 80% from OPRHP Grant # 211236 and 20% from Restore Historic Cohoes Bond.

CONTRACT AUTHORIZATION

Purchase Equipment/Supplies: _____
Lease Equipment/Supplies: _____
Professional Services:
Education/Training: _____
Settlement of Claim: _____

Grants:

New _____
Renewal _____
Submission Dead Line _____

Fiscal Impact in Dollars or Percentage

Federal _____

State ___\$34,680___

City of Cohoes ___\$8,670___

National Grid _____

All back -up material has been submitted x

Explanation:

The city applied for and was awarded funding by the New York State Office of Parks, Recreation, and Historic Preservation (OPRHP) through the 2021 Consolidated Funding Application (CFA) process for Phase I of the City's Historic City Hall Roof Restoration project.

This first phase roofing project will replace approximately 9,300 square feet of missing and damaged slate and rotted roof decking and address structural masonry deterioration that has plagued City Hall for decades. The Project ensures City Hall will continue to serve as the center of government and a proud symbol of industrial heritage for City residents.

The total cost of the first phase is approximately \$1,140,511.81. The City intends to use the \$500,000 award from OPRHP in conjunction with a \$500,000 grant from the Dormitory Authority of the State of New York, and \$140,512.00 from the Historic Cleaner Greener Cohoes Bond to complete the first phase of the project.

Prior to work commencing, engineered design documents need to be produced and approved by OPRHP. Within the original grant language for Phase I of the roof replacement project, \$118,448.00 was set aside for design, work specs, SHPO review, bid documents and construction administration and oversight. Given the increase in construction costs, we believe it would be best to utilize our in-house engineering team to take on the construction administration and oversight, while Planning takes on the SHPO review process.

For the designs and bid specs, we have asked CT Male to provide a proposal which encompasses work for Phase I and Phase II of the project. The attached proposal by CT Male is for \$43,350, saving the city an estimated \$75,098 to use towards construction.

Please review the proposal and reach out should you have any questions.

Submitted by: Joe Seman-Graves

date 1/21/2022

CITY OF COHOES OFFICE OF PLANNING

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



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

October 19th, 2022

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

Re: Awarding a contract to CT Male for professional services related to Phase I of the City's Historic City Hall Roof Restoration project

Dear Mayor Keeler,

The city applied for and was awarded funding by the New York State Office of Parks, Recreation, and Historic Preservation (OPRHP) through the 2021 Consolidated Funding Application (CFA) process for Phase I of the City's Historic City Hall Roof Restoration project.

This first phase roofing project will replace approximately 9,300 square feet of missing and damaged slate and rotted roof decking and address structural masonry deterioration that has plagued City Hall for decades. The Project ensures City Hall will continue to serve as the center of government and a proud symbol of industrial heritage for City residents.

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For the designs and bid specs, we have asked CT Male to provide a proposal which encompasses work for Phase I and Phase II of the project. The attached proposal by CT Male is for \$43,350, saving the city an estimated \$75,098 to use towards construction.

Please review the proposal and reach out should you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Joseph Seman-Graves". The signature is written in a cursive, flowing style.

Joseph Seman-Graves
City Planner



October 14, 2022

Garry Nathan
City Engineer
City of Cohoes
97 Mohawk St.
Cohoes, NY, 12047

Re: City Hall Roof Replacement and Exterior Masonry Repairs

Dear Mr. Nathan:

Thank you for giving us the opportunity to submit this proposal for architectural services for the *City of Cohoes*. As per our prior conversations and correspondence to date, the following proposal outlines our proposed services and fees.

1. Project Objective

To replace the existing slate roof, repair deteriorated masonry and improve roof insulation at the Cohoes City Hall, a listed historic structure in the designated historic district.

2. Project Narrative

Cohoes City Hall combines elements of the Chateausque and Romanesque Revival architectural styles popular when it was built in 1896, as designed by J.C. Fuller, the Kansas state architect at the time, chosen for his experience in designing public buildings. It is a contributing property to the Downtown Cohoes Historic District, listed on the National Register of Historic Places in 1984. The city government and police department are based in it. It is faced in smooth ashlar limestone with alternating bands of rough stone. It has Chateausque features, such as the stonework, irregular silhouette, conical-roofed towers, wall dormers and ornamental cresting with finials. The main entrance's rounded arch with support from thick, foliated columns is a distinct Romanesque touch, however. In recent years its age has made it a difficult building to maintain.

The primary roofing material is slate with painted galvanized metal flashings, ridge caps, and other ornamental features, while the valley flashings are copper and lead-coated copper at new work. The prior rehabilitation/emergency repair work included replacement of deteriorated sheathing, slate and flashings, as well as the installation of new snow guards, and other accessories and some gutter rehabilitation, which is still in need of attention and the cause of some of the problems with the envelope.

The City of Cohoes has recently been awarded a grant to begin the complete restoration of the roof that began with an emergency project in 2021 to restore the roof over the north side dormer and adjacent north slope of the main roof. The project will entail design of a phased scope of work to replace the remaining slate roof system over City Hall (Phase 1) and the Police Station (Phase 2). The work will include design of a limited amount of masonry restoration at upper wall segments near the roof as well as new insulation at the attic floor. The work will be procured through a preferred vendor (Garland Industries) through a cooperative municipal procurement contract. Garland will

C.T. MALE ASSOCIATES

October 14, 2022

Mr. Gary Nathan, City Engineer

Page - 2

provide technical assistance during design and will supply all roofing material for the project as well as sub-contractors to perform the work. C.T. Male's scope of work, thus will not include bid/procurement services, however the project delivery method will include construction administration services.

The project will also require review by the New York State Office of Parks, Recreation and Historic Preservation for determinations concerning the treatment of historic components in accordance with the Secretary of the Interior's Standards for Rehabilitation. The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and interior of the buildings.

3. Owner Information

Owners Name:	City of Cohoes
Owners Representative:	Garry Nathan, City Engineer
Email address:	gnathan@ci.cohoes.ny.us
Phone number:	518-233-2131
Address:	97 Mohawk St. Cohoes, NY 12047

4. Project Details

Location:	97 Mohawk St. Cohoes, NY 12047
Type:	Roof replacement/restoration
Form of Agreement:	AIA B221 Service Order 010
Schedule:	Design 8 weeks SHPO Review 4-8 weeks Construction (Ph 1) 24 weeks Construction (Ph 2) To be determined
Base Scope of Services	Design/Scoping <ul style="list-style-type: none">• Kick-off Meeting• Review prior roof scoping documents and studies• Demolition drawings• Proposed roof plans• Building elevations• Roof replacement scope• Masonry repair scope• Insulation replacement scope

C.T. MALE ASSOCIATES

October 14, 2022

Mr. Gary Nathan, City Engineer

Page - 3

	<ul style="list-style-type: none"> • Code review • Phasing Plan • Specifications (excluding Division 0 specs) 																				
Supplemental/Additional Services to be provided at the Owner's written request	Cost estimating SHPO Coordination Construction Administration																				
Owner's Project Budget:	\$1,140,000 based on the Consolidated Funding Application 111236 dated July 30, 2021. This budget includes construction costs, A/E fees, grant admin fees and all other costs associated with completing the work.																				
Project Financing:	<table border="0"> <thead> <tr> <th style="text-align: left;"><u>Type</u></th> <th style="text-align: right;"><u>% of Total</u></th> </tr> </thead> <tbody> <tr><td><input type="checkbox"/> Personal Finances</td><td></td></tr> <tr><td><input type="checkbox"/> Equity Partners</td><td></td></tr> <tr><td><input type="checkbox"/> Bank Loans</td><td></td></tr> <tr><td><input type="checkbox"/> Local Tax Abatements (IDA Benefits)</td><td></td></tr> <tr><td><input type="checkbox"/> Capital Campaign</td><td></td></tr> <tr><td><input type="checkbox"/> Bridge Loans</td><td></td></tr> <tr><td><input checked="" type="checkbox"/> State Grants</td><td></td></tr> <tr><td><input type="checkbox"/> Federal Grants</td><td></td></tr> <tr><td><input checked="" type="checkbox"/> Other - City % Match of Grant</td><td></td></tr> </tbody> </table>	<u>Type</u>	<u>% of Total</u>	<input type="checkbox"/> Personal Finances		<input type="checkbox"/> Equity Partners		<input type="checkbox"/> Bank Loans		<input type="checkbox"/> Local Tax Abatements (IDA Benefits)		<input type="checkbox"/> Capital Campaign		<input type="checkbox"/> Bridge Loans		<input checked="" type="checkbox"/> State Grants		<input type="checkbox"/> Federal Grants		<input checked="" type="checkbox"/> Other - City % Match of Grant	
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<input type="checkbox"/> Federal Grants																					
<input checked="" type="checkbox"/> Other - City % Match of Grant																					
Municipal Approvals/Permits:	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Building Permit <input type="checkbox"/> Area Variance (ZBA) <input type="checkbox"/> Use Variance (ZBA) <input type="checkbox"/> Site Plan (Planning Board) <input type="checkbox"/> Water Service Permit <input type="checkbox"/> Septic System Permit <input type="checkbox"/> Well Permit <input type="checkbox"/> Other 																				
State Agency Approvals/Permits:	<ul style="list-style-type: none"> <input type="checkbox"/> APA <input type="checkbox"/> DOH <input type="checkbox"/> DEC <input type="checkbox"/> HCR <input type="checkbox"/> OMH <input type="checkbox"/> OPWDD <input type="checkbox"/> OASAS <input checked="" type="checkbox"/> OPR/SHPO <input type="checkbox"/> SUCF <input type="checkbox"/> DASNY <input type="checkbox"/> DOT <input type="checkbox"/> Other 																				
Project Lead:	David D'Amore – Managing Architect																				

C.T. MALE ASSOCIATES

October 14, 2022

Mr. Gary Nathan, City Engineer

Page - 4

	Julie Jacques – Project Architect
Core Design/Engineering Disciplines:	Not Applicable
Peripheral Design Disciplines:	Not Applicable
Owner Consultants:	Not Applicable
Contractor:	Garland Industries with local subcontractors (Titan Roofing)
Assumptions:	<ul style="list-style-type: none"> • Project design to be based on available Garland products for technically appropriate systems • Division 0 specifications will be excluded • Drone imagery to be used in lieu of direct observation for developing design and scope of work • SHPO Coordination & Submission by City of Cohoes • Construction Administration by City of Cohoes

5. Proposal Details

Consultant Proposals Included:	Not Applicable
Proposed Design & CA Fees:	<p>Design \$43,350.00 Stipulated sum</p> <p>Construction Administration fees are excluded at the Owner's request. C.T. Male shall provide Construction Administration support at the Owner's written request on an hourly basis.</p>
Estimated Reimbursable Expenses:	\$1,000
Proposed Schedule:	Schedule will be developed and submitted for approval upon execution of contract
Deliverables:	<p>60% Review Documents (Drawings & Specs)</p> <p>95% Review Documents (Drawings & Specs)</p> <p>SHPO Concept Review Submission Docs (Submission by Owner)</p> <p>SHPO Final Review Submission Docs (Submission by Owner)</p>
Exclusions/Qualifications:	<ul style="list-style-type: none"> • Cost Estimating is excluded. All cost estimating to be provided by the selected construction vendor. • Phase 2 to be included in design services based on the assumption that Phase 2 construction will occur immediately following Phase 1 construction. • Access to roof for observation to be provided by secured scaffolding or boom lift

C.T. MALE ASSOCIATES

October 14, 2022

Mr. Gary Nathan, City Engineer

Page - 5

- Lift or Scaffolding vendor shall provide body harness with secured tie offs for C.T. Male staff performing field observations
- Design work to be primarily based on indirect observations from aerial drone footage
- Structural, MEP and Civil engineering is excluded
- Attic insulation design assumes insulation to fit within existing joist spacing and depth and existing walkway surfaces and electrical conduit to remain in place.
- Construction administration is excluded from the scope of services. It is acknowledged that circumstances may change and require the Architect to perform supplemental Construction Administration services to support the City in its evaluation and certification of completed work. Such services will be provided on an hourly basis at the Owner's request.
- Construction completion certification(s) are excluded where Construction Administration services are excluded. C.T. Male Associates will not certify construction work or payment applications without making periodic site visits to observe construction quality and progress.

Please review the Project Description, Scope of Services and Compensation provided above. Please call me if you have any questions. Upon acceptance of this proposal we will prepare and forward the proposed agreement for execution. We look forward to working with the *City of Cohoes* to continue the work of restoring this vital historic structure.

Sincerely,

C.T. MALE ASSOCIATES



David A. D'Amore, R.A.
Managing Architect

c: File

5

RESOLUTION NO. 61 FOR THE YEAR 2022

**A RESOLUTION APPROVING A SUPPLEMENTAL
CONSULTANT AGREEMENT FOR THE JAMES STREET
CULVERT PROJECT WITH C & S ENGINEERS, INC.**

WHEREAS, the City and C & S Engineers, Inc. entered into a Consultant Agreement by which C & S Engineers, Inc. would provide certain Construction Administration and Inspection Services regarding the James Street Culvert Project; and

WHEREAS, the Council, previously approved an Agreement with C & S Engineers, Inc. and authorized the Mayor to sign same; and

WHEREAS, certain circumstances have arisen which requires that additional services be provided by C & S Engineers, Inc regarding said project as set forth in a document entitled "Supplemental Consultant Agreement No.1:"

NOW, THEREFORE, BE IT

RESOLVED, that the Common Council hereby approves the Supplemental Consultant Agreement No. 1 with C & S Engineers regarding the James Street Culvert Project; and be it further

RESOLVED, that Mayor is hereby authorized to execute the Supplemental Consultant Agreement No. 1 as approved by the Corporation Counsel; and be it further

RESOLVED, that this Resolution shall take effect immediately.

Approved as to form this 25th day of October, 2022.

Brian S. Kremer
Corporation Counsel

Resolution No. 61 for the Year 2022
October 25, 2022
Page 2

Engrossed and signed by the President of the Common Council and attested by the Clerk of the
Common Council this _____ day of October, 2022.

Clerk

President

I hereby approve the foregoing Resolution of the Common Council.

Date

William T. Keeler
Mayor of the City of Cohoes, New York

6

RESOLUTION NO. 62 FOR THE YEAR 2022

**A RESOLUTION ACCEPTING GRANT FUNDS AND AUTHORIZING
THE MAYOR TO EXECUTE A NEW YORK STATE EDUCATION
DEPARTMENT LIBRARY CONSTRUCTION FUND
GRANT PROGRAM AGREEMENT**

WHEREAS, the City of Cohoes Public Library has been awarded a grant in the amount \$100,977 through the NYS Education Department Library Construction Fund Grant Program for the program year FY2021-22; and

WHEREAS, the city desires to accept such grant for a project including window, roof, gutter, and masonry restoration work on the facade of the historic Cohoes Public Library building, and other purposes, with a projected total cost of \$134,636.00

NOW, THEREFORE, BE IT

RESOLVED, that the grant of \$100,977.00 pursuant to the NYS SED Library Construction Fund Grant Program for FY 2021-22 (Project #0386-22-9367) is hereby accepted and the Mayor is authorized to execute any and all agreements and related documents regarding same on behalf of the City in a form acceptable to the Corporation Counsel; and be it further

RESOLVED, that this Resolution shall take effect immediately.

Approved as to form this 25th day of October, 2022.

Brian S. Kremer
Corporation Counsel

Engrossed and signed by the President of the Common Council and attested by the Clerk of the Common Council this ____ day of October, 2022.

Clerk

President

I hereby approve the foregoing Resolution of the Common Council.

Date: _____

William T. Keeler
Mayor of the City of Cohoes, New York