

PROPOSED WORK SCOPE
WITH
STATEMENT OF POSSIBLE CONSTRUCTION COSTS



FOR REHABILITATION OF THE
AGRICULTURAL CENTER BUILDING
ESSEX COUNTY FAIRGROUNDS
WESTPORT, NEW YORK

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THE AGRICULTURAL CENTER BUILDING
ESSEX COUNTY CCE OFFICES
WESTPORT, NEW YORK

PROPOSED WORK SCOPES

29 September 2008

INTRODUCTION

The Agricultural Center Building, based upon the condition report of 2005, has condition problems, mostly exterior, and architectural integrity, which is good outside and somewhat compromised inside. From a program standpoint, the interior is crowded, randomly organized and lacking in designed storage. The heating, plumbing and electrical systems all display functional and aesthetic shortcomings for the building usage and are, therefore, probably more of a program challenge than a condition problem. This observer has been there during winter and knows that the heating systems do not keep all spaces within a comfortable temperature range.

The basis for the development of budget cost figures is the "work scope descriptions," as described under EXISTING CONDITIONS in the 2005 report. The proposed work is broken down beyond the Exterior Conditions and Interior Conditions listed and illustrated therein.

Exterior conditions, once again, commence with site work, roof and ground water management and then progress to repair of the building framing, facades, porches and entry portico. The building envelope, however, is threatened due to frame deformations and facade deterioration adjacent to the obsolete CMU (concrete masonry unit) chimney. Also, the option of expanding the basement must be considered early on as the north facade would be the route to access and excavate the crawlspace if it is pursued. This is, coincidentally, the building perimeter with the most deterioration, behind the obsolete chimney.

Every statement of possible construction cost is based upon a series of assumptions, some condition oriented, some architectural integrity based, and some program generated.

The common difficulty in "estimating" for all three criteria is that the estimator has neither control nor detailed knowledge of immediate labor conditions and potentially volatile material costs.

The specific hurdles in addressing each might be described as follows:

1. Condition:

Most of the framing, heating, plumbing, electrical systems and one half of the enclosing materials are concealed. This causes uncertainty regarding the need for repair and/or replacement, information that becomes available only during rehabilitation.

2. Architectural Integrity:

This is a more universally visible set of building attributes. It starts with the character of original design and construction and then is an appraisal of the quality of rehabilitation and maintenance ever since. For example, in a Colonial Revival building such as this, the roof cornice moldings are critical to the architectural style. Because, in part, the building is listed on the National Register of Historic Places as a contributing resource in the county fairgrounds, intervention to keep it going and relevant to program should comply with the Secretary of the Interior's Standards for the Preservation of Historic Buildings. Architectural integrity can be affected by a combination of both condition and alteration in varying proportions causing some degree of complexity. The least expensive intervention would occur where character-giving elements are in good condition. The most expensive would occur where condition and/or lack of historic compatibility causes the need for removal and replacement of architectural components.

3. Program:

This word has multiple meanings as used herein. It includes the public functions that the Agricultural Center Building provides to the citizens of the region. An example would be the 4-H program. It also is a written description of what the building is supposed to contain and accommodate. The spaces to be provided for various functions cannot be forged from scratch the way they are in a new building. They already exist and, in fact, have a 75-year history of being adapted to various uses. One of the Secretary of the Interior's Standards has to do with compatibility of use. The Ag Center Building, with its variety of room sizes, does have a compatible use in general, housing CCE, SWCS, County Fair and other public services and assemblies. The complication here is that program requirements are constantly changing and the estimate must connect the existing spaces with new, and hopefully flexible, uses. Some interior change is accommodated by the preservation standards, with the recommendation to make them compatible with the historic interior, and yet discernible.

Furthermore, cost figures are profoundly affected by options, based upon owner's decisions.

Primary Program Decisions:

These decisions may be divided into two categories, the first being "Yes or No:"

- A1. Whether to expand the basement under main volume of building and extend lift/vertical accessibility to stop at basement level (requiring that an elevator be installed instead of a lift). A utility trough or trench from existing basement to west end of building is otherwise needed. Another option would be to extend the basement beneath north porch.
- A2. Whether to air condition.
- A3. Whether to open up primary staircase.

The second group would be the "How To" proposed improvements:

- B1. How to make building usage more flexible.
- B2. How to make storage space work, particularly if basement is not extended.
- B3. How to manage and monitor maintenance needs.
- B4. How to manage and minimize energy consumption.
- B5. How to "buy time" while a phased project is executed. How to plan the phases.
- B6. How to restore interior materials and historic appearance.

WORK SCOPES

1. STRUCTURAL STABILIZATION

Description

As described in the condition report of 2005 and the structural review of 2008, the exterior walls of this handsome Colonial Revival building need some critical repair. The area in the most urgent need is the north facade, west of the main center building entrance. Here crushing of wood is occurring due to rotting caused by water infiltration. The chimney, which has contributed to this splashing of roof water against the facade, is labeled "structurally unstable" in the engineer's report referred to above. The lack of sub-sheathing beneath the novelty siding is thought, by this observer, to lead to a lack of stiffness in the 2 x 4 framed walls. Wall deflection continues up along the roof edge and cornice because the wall and, therefore, the roof has sagged, accumulating water at the eaves. The Agricultural Center Building is actually fortunate to have double roof drip edges along its long facades: a steeply pitched strip of roof at the floor level of the second story and a much less pitched shed roof above to form the top of the second story. Both help shed roof water away from the facades, but the upper crown moldings become laden with ice in winter. The exterior walls have been insulated with blown-in cellulose, i.e. shredded paper treated with a flame retardant. Where exposed by recent siding removals, the insulation appears to be in good condition.

According to the engineer's report, some of the entrance canopies also have structural issues. The thrust of untied rafters has caused the tops of support columns to spread 1.5 inches as compared with their bases. How to tie these small gables together to stabilize them is to be determined. The easiest solution would be to install small diameter tie rods inboard of the entablature returns.

Photographs



Work Scope 1: Structural Stabilization

- Upper views show left and right portions of north main façade with deteriorated sill plate. Concrete masonry unit chimney is obsolete and appears to have caused much of the damage by diverting water against the building.
- Middle views show the adjoining porch and portico decks respectively, also suffering from deterioration in framing.
- Lower left view illustrates even more advanced sill and framing deterioration at west façade where wall is at ground elevation and/or has been partially buried.
- Lower right shows spreading of gable peak in west portico.

Possible Costs: Work Scope 1

a. Jack up and replace portions of north sill plate and repair wall and edge of first floor framing after removing the obsolete concrete masonry unit chimney; west wall. Two-story north wall: 23 l.f. and west wall 7 l.f.	
Frame repair with jacking @ north & west elevations 30 l.f. @ \$500/l.f. =	\$15,000
b. Install portico tie rods: 4 each @ \$1,500/each =	\$6,000
c. Install plywood sub-sheathing at first story	
23'w x 6'h = 138 north and 7 west, say 150 s.f.	
+ New insulation: 150 s.f.	} 150 s.f. at } \$15.00/s.f. =
+ Rain screen furring: 150 s.f.	
+ Chamfered T & G siding: 150 s.f. @ \$40/s.f. =	\$6,000
+ Prime and paint: 23' x 12' = 276 say 300 s.f. @ \$2.50/s.f. =	\$750
d. Install temporary handrail at north portico.	\$1,000
e. Have building treated for insects.	\$2,000
	\$33,000

Materials

- 1) Replacement sills: pressure-treated because they are within 18" of grade (ground level).
- 2) New insulation: cellulose or non-shrinking foam.
- 3) Rain screen: Green Guard Rain Drop by Pactiv Corporation or equivalent.
- 4) Siding: select white pine, minimal/sealed knots, surfaced one side. Rough side, band sawn (not circular) exposed, back-primed and face-primed.
- 5) Paint: top line three-coat system.

2. PORCHES AND PORTICO RESTORATION

Description

This category of work is a high priority due to deteriorated conditions. It should be preceded by repair of the north main and lower west facades but should be accomplished before overall facade rehabilitation. In preparation for this work, the primary cause of water-born deterioration must be addressed. Water that now drains from the main roof planes onto the small portico gable roofs should be captured in an eaves drainage system and conducted to the ground. This would also be good preparation for the overall facade work. Included in this segment of work should be the replacement of the standing seam metal roof on the north porch and the gable roof on the north portico. The roof to wall intersections must be properly flashed.

The restoration of wooden elements for the Agricultural Center Building is and should be fairly complex in order to maintain its architectural significance. The crown molding profiles do not correlate exactly with the standard moldings of today and will need custom sticking (i.e. manufacture with molding knives). The tongue and groove decking will also require custom fabrication so that new material can be spliced into the existing. One of the mandates of the Secretary of the Interior's Standards is that existing wooden components be repaired by partial and matching piecing in rather than overall replacement. That is why the authentic duplication of components is critical.

Photographs



Work Scope 2: Porches and Portico Restoration

- All photographs show north porch deterioration.
- Left views illustrate portico damage.
- Upper right photograph shows sill deterioration.
- Lower views illustrate floor deterioration with previous repair line.



Work Scope 2 Continued: Porch and Portico Restoration

- Upper views show portico deterioration at south main entrance.
- Middle left illustrates concrete stoop, which has been patched.
- Middle right and lower left views show right portico and stairway to south elevation, near the copy room. Deck, stairs and trellis panels have been replaced in unpainted pressure-treated lumber. Railing balusters match those removed from the north porch.



Work Scope 2 Continued: Porch and Portico Restoration

- East entry porch, illustrating original baluster design.

Possible Costs: Work Scope 2

a. Install metal eaves trough and downspout system at all upper level roof edges (mostly top of second floor but including top of first story where there are no dormers).	
60 + 60 + 32 + 32 = 184, say 200 l.f. @ \$25/l.f. =	\$5,000
b. Replace standing seam metal roof on 45 s.f x 13 s.f. north porch, north portico and east-facing ice apron:	
585 s.f., say 6 squares 15 x 18 = 270, say 3 squares 34 x 2 = 68, say 1 square = 10 squares @ \$300/s.f. =	\$30,000
c. Restore all exterior components in all six entrance porticos	
Roof edges: crown molding, fascia, planceer, bed & frieze 30' south, 20' west, 20' east, 20' southeast, 35' north = 125 l.f. @ \$500/l.f. =	\$62,500
Columns/caps/bases Round columns: 4 ea., replace in kind, @ \$3,500/each = Square columns & pilasters: 14 ea., repair bases & caps @ \$750/each =	\$14,000 \$10,500
d. T & G decking 150 s.f. north 40 s.f. n.w <u>20</u> s.f. s.w. 210 s.f. @ \$25/s.f. =	\$5,250
f. Railings: 10 l.f. @ north portico @ \$200/l.f. =	\$2,000
g. Concrete landings and steps south 65 s.f. west <u>50</u> s.f. 115 s.f. @ \$5.00/s.f. =	\$575
	\$129,825

Materials

- 1) Eaves troughs: tin/zinc-coated copper with corrugated downspouts.
- 2) Standing seam metal roof: "Freedom Gray" copper, with finished panel width/standing seam spacing of 23".
- 3) Replacement columns: custom, cast or poly-stone to match existing.
- 4) Square column/pilaster repair and cornice moldings/components lumber: clear white pine or cedar to match historic dimensions and profiles.
- 5) Decking: vertical-grain clear fir to match existing/original dimensions and profiles. Splice with existing with staggered butt joints.

3. ATTIC IMPROVEMENTS

Description

The main attic is really a roof void without a floor. There are two ceiling hatches providing access to this limited-height space obstructed by what the engineer calls field-fabricated timber trusses. One access panel is in the main second floor meeting room ceiling, the other in the corridor, directly beneath the vented cupola. The second floor ceiling is concealed from above by loose cellulose insulation. There is no evidence of venting at the eaves level, which is where air would typically enter in a naturally vented attic. There is a circular, screened soffit vent for each rafter space at the shed dormer (main) eaves.

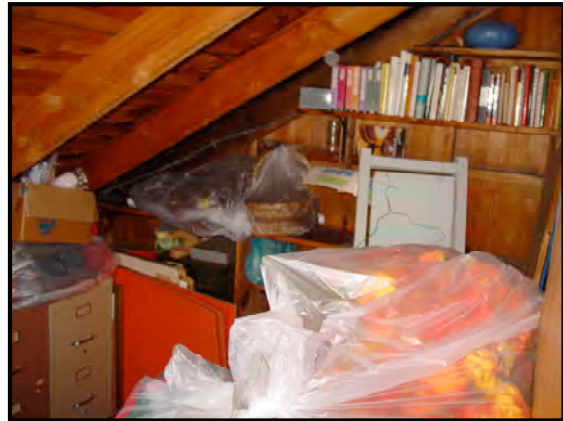
The other attic space, unless one was to consider the west furnace room as attic, is solely the unfinished room with sloping ceiling at the southwest corner of the building.

Photographs



Work Scope 3: Attic Improvements

- Upper views: ice build-up on roofs at horizontal eaves.
- Lower views: west main roof hip with dormer and snow melting due to air exfiltration in the main attic and secondary roof voids.



Work Scope 3 Continued: Attic Improvements

- Upper left: water stains from cupola leakage.
- Upper right: original beadboard partition rising above cellulose insulated false (suspended) ceiling.
- Lower views: unfinished west attic.

Possible costs: Work Scope 3

a. Vent the main roof void by introducing chute channels and air intakes in the roof cornice soffits:	
(30 x 2) (92 x 2) = 60 + 184 = 244, say 250 l.f. @ \$15/l.f. =	\$3,750
b. Make the cupola louvers watertight by adding a fillet at the top of each vane.	
8 facets x 12 vanes - 96 ea. say 100 ea.	\$3,000
Repair cupola, restore finial and four flag staffs	\$2,500
c. Upgrade the small southwest storage attic by insulating from the inside and installing a beadboard finish.	
9' x 11' plan room = 99 s.f., say 100 s.f. ceiling and 50 + 50 s.f. walls = <u>100 s.f.</u> 200 s.f. @ \$30/s.f. =	\$6,000
	\$15,250

Materials

- 1) Venting: chutes: standard, rigid foam
Soffit intakes: continuous lower type, factory
Painted white
- 2) Cupola parts: clear white pine on cedar
- 3) Flagpoles: paint steel parts with rust-inhibitive paint
Clean brass parts. Use epoxy primer on poles/wooden parts
- 4) Beadboard is nominal 1" x 4" with edge and center bead, T & G fir, to match existing. Insulation: cellulose or non-shrinking foam

4. BASEMENT EXTENSION OR UTILITY CORRIDOR

Description

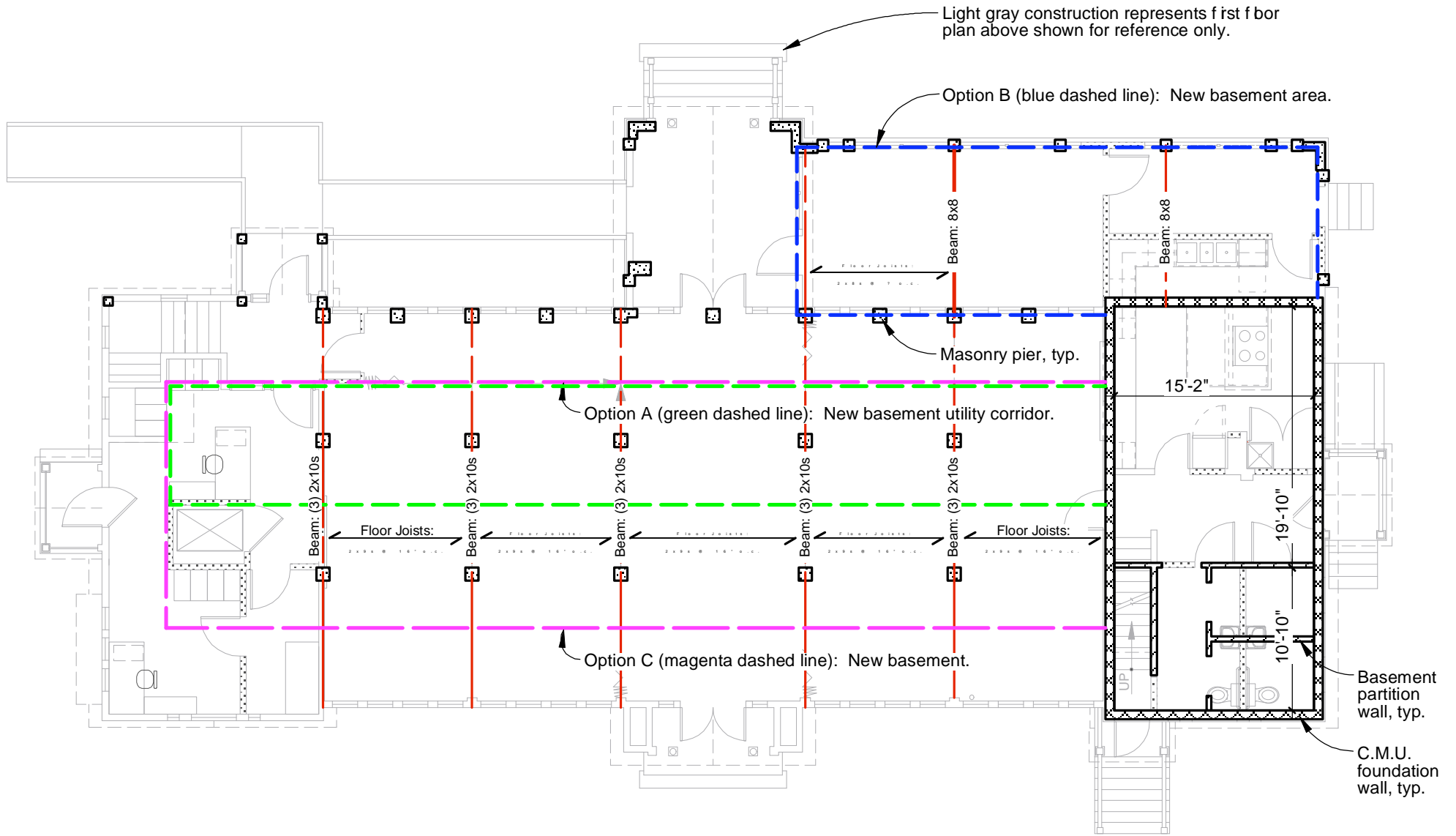
The construction under this proposal is different from the other twelve or so work scopes in that it is an option that may not be pursued. Increasing the size of the lowest level could dramatically increase the volume of the building. The only other way of accomplishing this would be to plan and build an addition onto the back of the Agricultural Center Building. The feasibility of the basement solution to the space limitations of the 1920s building will depend as much upon the subsurface and foundation conditions as it will upon the programmatic needs for change. The depth below grade of the existing concrete footings is a major cost consideration and this consideration may remain an unknown until further excavation and/or subsurface exploration is accomplished. For that matter, even the lesser scope of a utility corridor, connecting with the basement and running west, is dependent upon the very same subsurface conditions. Actually, the utility corridor could be located beneath the existing north porch and run westward beneath the new accessibility bridge, a new covered porch, on both.

Photograph and Building Plan Drawing



Work Scope 4: Basement Extension or Utility Corridor

- Plan offers schematic design for three options.
- Although both require that buildings be shored up for excavation near and under existing foundations, the basement options involve increased floor area and require substantially more excavation when compared with the utility corridor contingency.



1
A•7.1

Proposed Basement Plan - Options A, B & C

3/32" = 1'-0"



Called North

Possible Costs: Work Scope 4

a. Excavate 25' x 72' portion of crawlspace to a depth of nine feet.	
16,200 c.f. = 600 c.y. @ \$30/c.y. =	\$18,000
Shoring at ramp: 50 l.f. @ \$100/l.f. =	\$5,000
Needle beams: 6 each @ \$2,000/each =	\$12,000
Break through to existing basement =	\$5,000
b. Footings and walls:	
(72 x 2) + (25 x 2) = 194, say 200 l.f. @ \$300/l.f.	\$60,000
Drainage system: 300 l.f. @ \$20/l.f.	\$6,000
c. Floor slab: 1,800 s.f. @ \$15/s.f. =	\$27,000
d. New staircase: 1 ea. =	\$10,000
e. New basement wiring: 1,800 s.f. @ \$3.00/s.f. =	\$5,400
	Whole basement without elevator stop: \$148,400
f. Extension of vertical accessibility down to basement level would require an elevator =	\$32,000
	Whole basement with elevator stop: \$180,400
Option of installing basement beneath north porch and/or utility corridor beneath main floor instead.	
First option would be: One-third the size of the larger basement and second option one-half, but both requiring many of the same means and methods.	
Use 50% of possible cost of basement (for either, exclusive of lift/vertical accessibility extension to new lowest level:	
	\$148,400 ÷ 2 = \$74,200

5. CRAWL SPACE

Description

As with site work, this scope would be greatly changed and, moreover, superseded if the basement were to be constructed. As observed in the structural review of June 2008, "the concrete foundation walls in the partial basement and the isolated concrete piers at the crawl space appear to be in good condition with no indication of significant settlement or other displacement." The depth at which footings for these elements were installed is important to the recommended intervention with the ground beneath the building. It will be assumed that the poured-in-place concrete walls of the existing basement are at or slightly beneath slab level, but that the pier footings are no deeper than 4 feet "below grade."

If the building is to be rehabilitated without either expanded basement option, the peripheral piers may remain as they are. There are two rows of piers, and these will be affected by the recommended work scope that follows. One of the problems with the Agricultural Center Building is that it is elongated and has central circulation spaces between the two ends only on the second floor. This has led to the fragmentation of heating and plumbing systems. Buildings of this modest size would ordinarily have centralized systems, each of which would serve the entire building. The toilet room at the current reception and staff room is only marginally operational because no one seems to know how it connects with sanitary disposal piping leaving the building perimeter. In looking across the crawl space from the north a 4" cast iron septic drain is seen running north almost the full width of the building, beneath the east limit of reception above. This piping will be considered further in the plumbing work scope. It is described here because it is a potential obstruction in the crawl space.

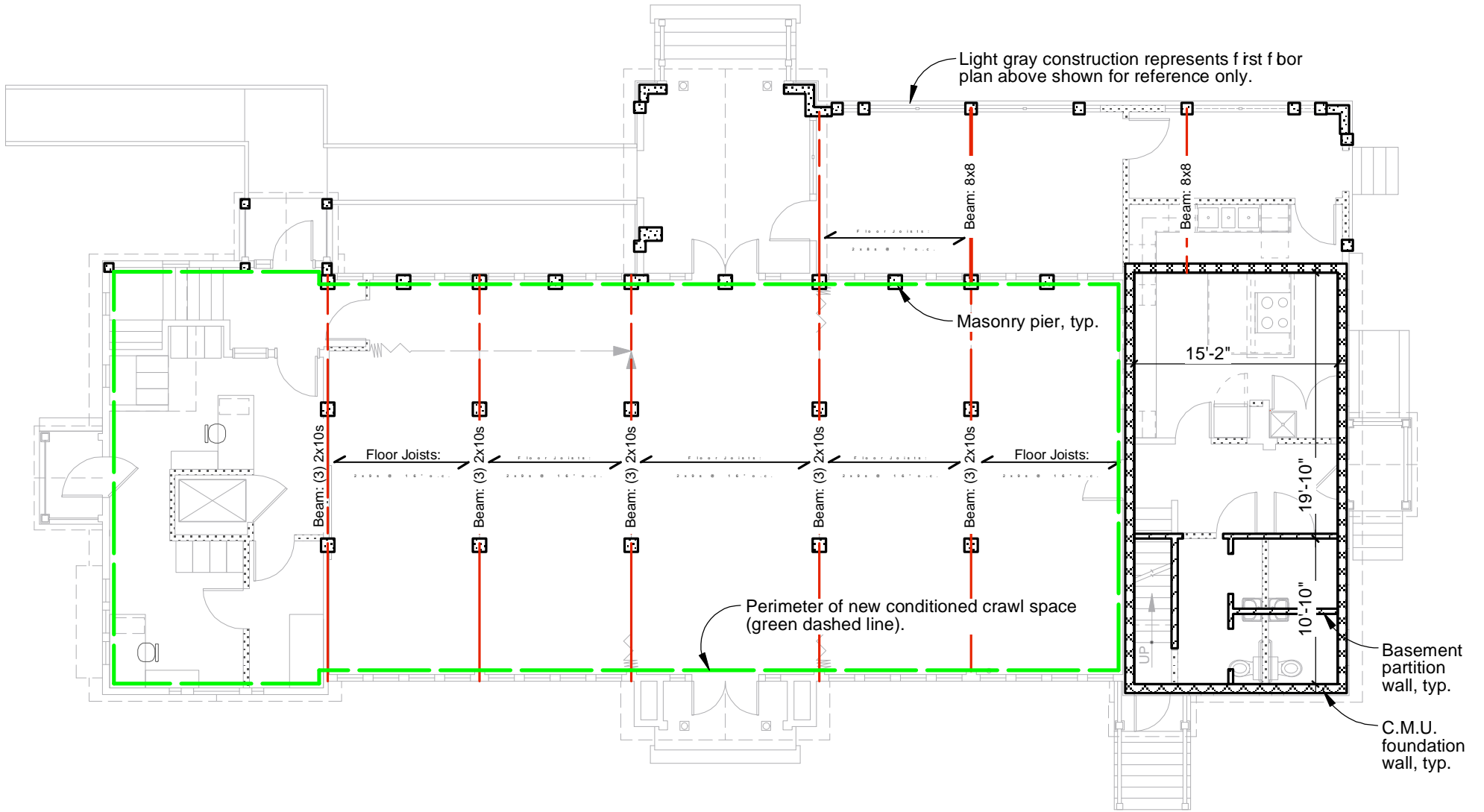
In order to remedy these limitations, it is proposed that a new mechanical corridor be constructed beneath the first floor. An alternate location would be beneath the north porch, running west beneath the proposed accessibility bridge. In either location, this void with retaining walls would extend west from the current basement and terminate at a small room under the west portion of the Agricultural Center Building. Furthermore, it is recommended that the 2-inch thick sheets of rigid insulation now spanning between perimeter piers be surfaced with a durable, code compliant material and made to not retain earth. The re-grading under site work should address that.

Photograph and Building Plan Drawing



Work Scope 5: Crawl Space

- Whether or not either option under Work Scope 4 is selected, the crawlspace, which extends beneath 85% of the Agricultural Center Building, needs some changes, especially at the building perimeter.
- Drawing A•7.2 has been keyed to show the perimeter.



1
A•7.2

Crawl Space Plan
3/32" = 1'-0"

Called North

Possible Costs: Work Scope 5

a. Utility corridor: See "Basement Extension or Utility Corridor" section above.	
b. Replace perimeter skirting. 2 x 60 l.f. = 120 l.f. @ \$75/l.f. =	\$9,000
c. Re-insulate first floor deck and install protective layer. 30' x 60' = 1800' @ \$5/s.f. =	\$9,000
d. Either provide additional ventilation as recommended in the structural review or conditioning of the air therein must be provided. 1,800 s.f. @ \$20/s.f. =	\$3,600
	\$21,600

6. FACADE RESTORATION

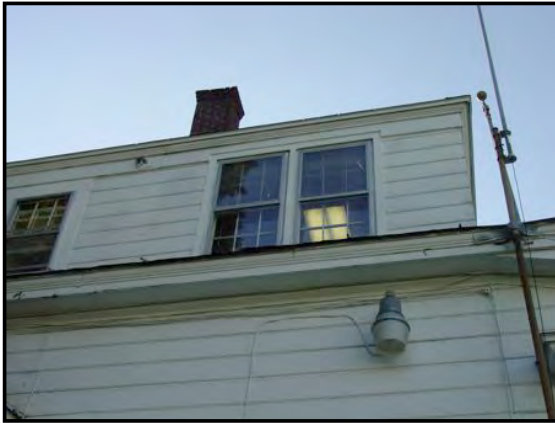
Description

The exterior elements of this Colonial Revival building make it distinct in the community of Westport and on the Essex County Fair Grounds. There is an elegance to entrances, which are articulated with small gables, small columns, and a high degree of Classical detailing in wood. With a red roof and white facades, the agricultural building, from the start, has adopted the colors of Mount Vernon. The window panes are smaller than windows of the 1920s needed to be and they sport no less than three Palladian openings, two at the street-front gable windows and one at the main fairgrounds entrance. The semi-circular glass transoms over the two largest (three-part) windows and over the six exterior doors have either Gothic tracery or fan-like subdivisions. The four flagpoles, each mounted at the second floor level where a small four-pane window accesses it, suggest that this building was the flagship of the county fairgrounds. The cylindrical, smooth-shaft columns for the entrance portico contrast with the much thicker square columns of the north porch.

The chamfered tongue and groove siding, with its beveled edges, appears to be an approximation of the flush-board siding of the American Colonial period, in that the horizontal joints are imitations of masonry. The surface is rough-sawn by a reciprocal or a band saw to have a straight-line vertical texture. The roof edges and cornice returns (where horizontal eaves turn the corner at gable facades and continue for a foot or two before mitering into the facade or into the pierced opening of a porch) all have a large crown molding, called a "cyma recta" in the Classical orders. This type of painted wooden entablature is particularly exposed to roof water at the edges of the lower pitched roofs because there is no positive drip edge, i.e. one that works. A drip edge should dispense roof water away from the crown moldings and therefore the rest of the face surfaces. The bed moldings are the typical but rather large quarter round over cove (called an ovolo and a cavetto in Classical architecture), which appear beneath the soffits, which were once called "planeer pieces."

A basic recommendation is made herein for removing and reinstalling the novelty siding with plywood and a "rain screen" void beneath it. This would serve the dual purpose of stiffening the exterior walls and lengthening the life of paint coatings. The complication caused, however, is that the siding would be pushed outward by the thickness (project out from) of the building trim, including door and window casings and frieze boards, a decision would be needed: whether to back-band the trim or go through the process of carefully removing the trim, installing jamb extensions equal to the new increase in thickness and reinstalling the casings and frieze boards. An advantage of tackling the latter is that the paint coatings would last longer on the slightly furred out trim. In a building without sub-sheathing, the trim must be nailed directly to framing members.

Photographs and Building Elevation Drawings



Work Scope 6: Façade Restoration

- All photographs on this page illustrate deterioration to paint and siding caused by rain splash from eaves above. They also show cornice moldings, which also need increased protection and/or increased maintenance.
- Upper left view gives evidence that the east shed dormer has been extended north and south to three times its original width. The evidence is both in the mitered cornice joints and in the rough-sawn surface of the chamfer siding. The original is vertically sawn, while the later is circular sawn.
- The lower views show moisture damage at or near ground level.





Work Scope 6 Continued: Façade Restoration

- Upper views show windows that are basically sound but which need an increased level of maintenance. These windows are important to the Colonial Revival style of the building.
- Lower left photograph illustrates deteriorated condition of metal-clad wooden bulkhead (exterior door to basement).
- Lower right view shows paint deterioration and indicates that the siding may have been gray years ago.





Work Scope 6 Continued: Façade Restoration

The repair and painting of the interior portions of wooden window systems are critical to façade restoration.

- Upper views show details of Colonial Revival windows.
- Lower left shows example of flagpole.
- Lower right illustrates need for hardware improvements.




1
A•10 Proposed North Elevation
3/32" = 1'-0"


Key	
	Existing construction to remain
	New construction
Note: Other new elements, such as doors, windows, stairs...etc. are indicated in "red".	



1 Proposed South Elevation
A•11 $3/32'' = 1'-0''$

Key

 Existing construction to remain

 New construction

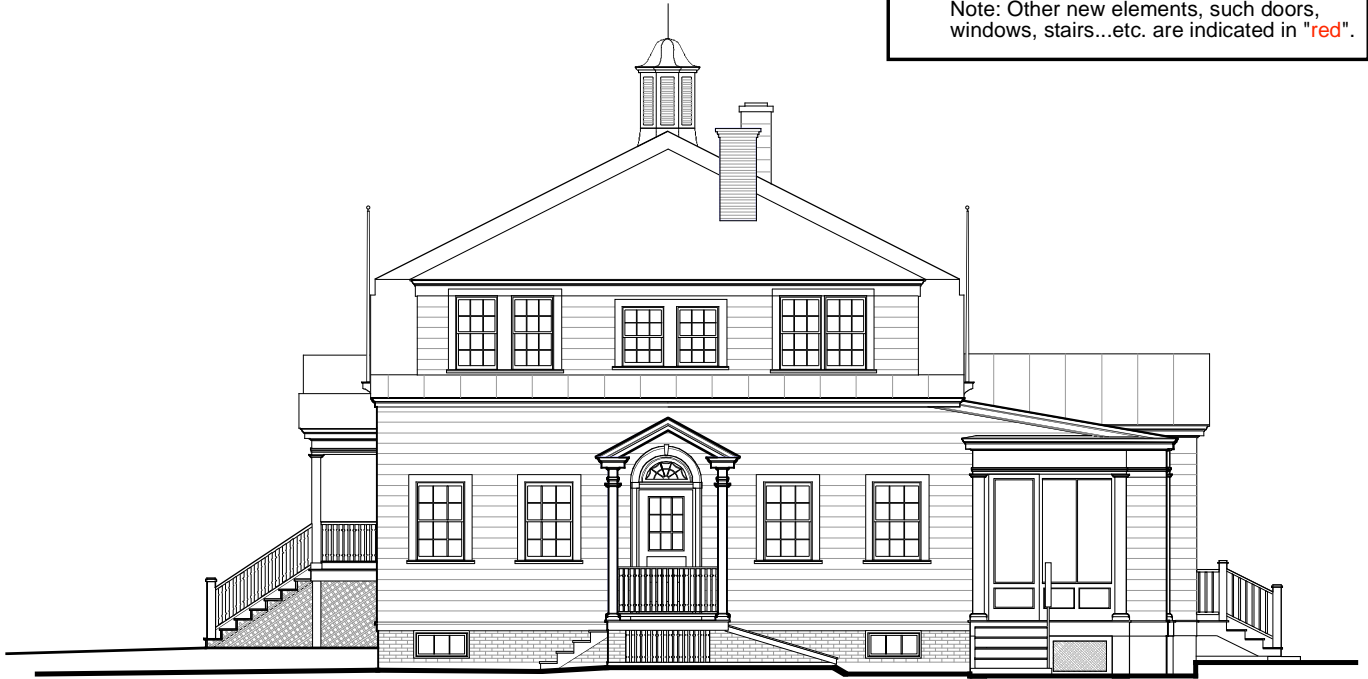
Note: Other new elements, such as doors, windows, stairs...etc. are indicated in "red".

Key

Existing construction to remain

New construction

Note: Other new elements, such as doors, windows, stairs...etc. are indicated in "red".



1
A•12

Proposed East Elevation

$3/32" = 1'-0"$



2
A•12

Proposed West Elevation

$3/32" = 1'-0"$

Possible Costs: Work Scope 6

<p>a. Rehabilitate siding: west 550 s.f., east 650 s.f., north & south 160' x 13'h minus windows @ 4'h = 9'h = 1,440 + 1,200 = 3,840 s.f. @ \$40/s.f. =</p>	\$200,000
<p>+ Record siding with pencil marks on trim and carefully remove. + Re-insulate exterior walls. + Install plywood sheathing. + Install rain screen and reflash roof to wall intersections. Reflash: 10 short intersections @ 5' = 50 l.f. 8 long intersections @ 10' = 80 l.f. 130 l.f. @ \$50/l.f. =</p>	
<p>+ Re-install novelty siding, prime and paint.</p>	\$6,500
<p>b. Restore all trim by replacing deteriorated and damaged portions only. (200 x 2) + (70 E + 5 W x 2) = 550, say 600 l.f. of which 10% is deteriorated = 60 l.f. @ \$150/l.f.</p>	\$9,000
<p>c. Rehabilitate windows: 31 up + 55 down = 86 ea. + 7 transoms</p>	\$3,600
<p>+ Label and remove sash and storm panels + Repair frames and sills + Paint + Reinstall sash + Reinstall storm panels Aluminum combination up. Wooden sash down 86 windows @ \$300/each = 7 transoms @ \$300/each =</p>	\$25,800 \$2,100
	\$243,400

Materials

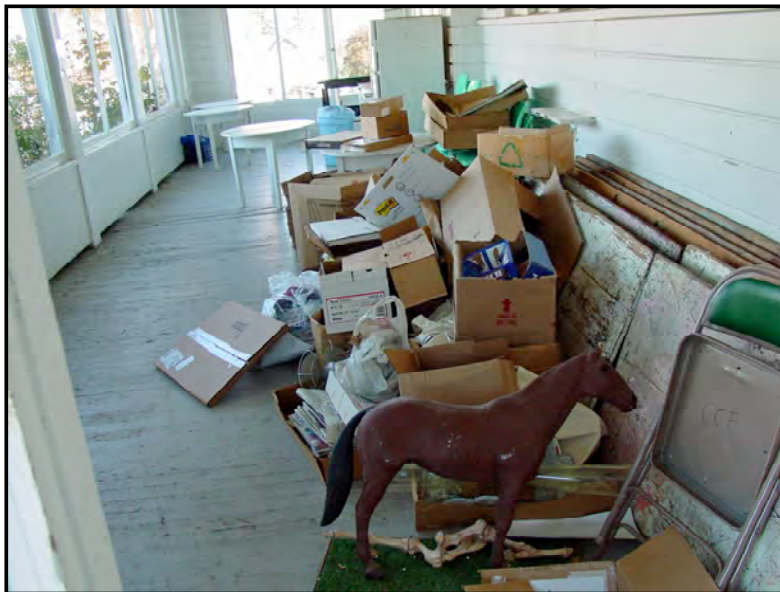
- 1) Siding and wall system same as "Structural Stabilization."
- 2) Trim and moldings similar to "Porches and Portico Restoration."
- 3) Window Restoration: Repair existing sash and frames in kind and paint.

7. NORTH PORCH CONVERSION

Description

As shown on plan drawing A8 on the master plan report, it is proposed that the north porch become the Fair Office. In order to accomplish this, its floor needs to be made level and structurally firm, the screened openings must be glazed and the new perimeter and ceiling must be insulated. It is suggested that this new indoor space might well serve as "surge" space for the whole renovation project, with the fair office function moving in during the first wave. A second, temporary use may have to move in as well, due to the fact that the building is full and the meeting spaces must be kept clear for assembly use.

Photographs



Work Scope 7: North Porch Conversion

- Upper photograph shows the porch from the eastern portion of the fairgrounds.
- Lower shows porch deck with clutter.

Possible Costs: Work Scope 7

a. Reinforce floor framing from beneath and fur up deck for new flooring.	\$200,000
+ Reinforce by sistering flooring framing. + Install sleepers (furring) and wiring. + Insulate floor, walls and ceiling. + Install subfloor. + Install finished floor.	a. + d.: 12' x 24' = 288 sq ft 300 s.f. @ \$100/s.f. = \$30,000
b. 14 l.f. of partition: @ \$250/l.f. =	\$3,500
c. Install windows: 8 each.	
3 large @ \$1,800/each	
2 small @ \$1,000/each =	\$7,400
2 doors @ \$1,800/each =	\$3,600
d. Install new wall finishes and woodwork (included above in "a. + d.").	
	\$44,500

8. ACCESSIBILITY

Description

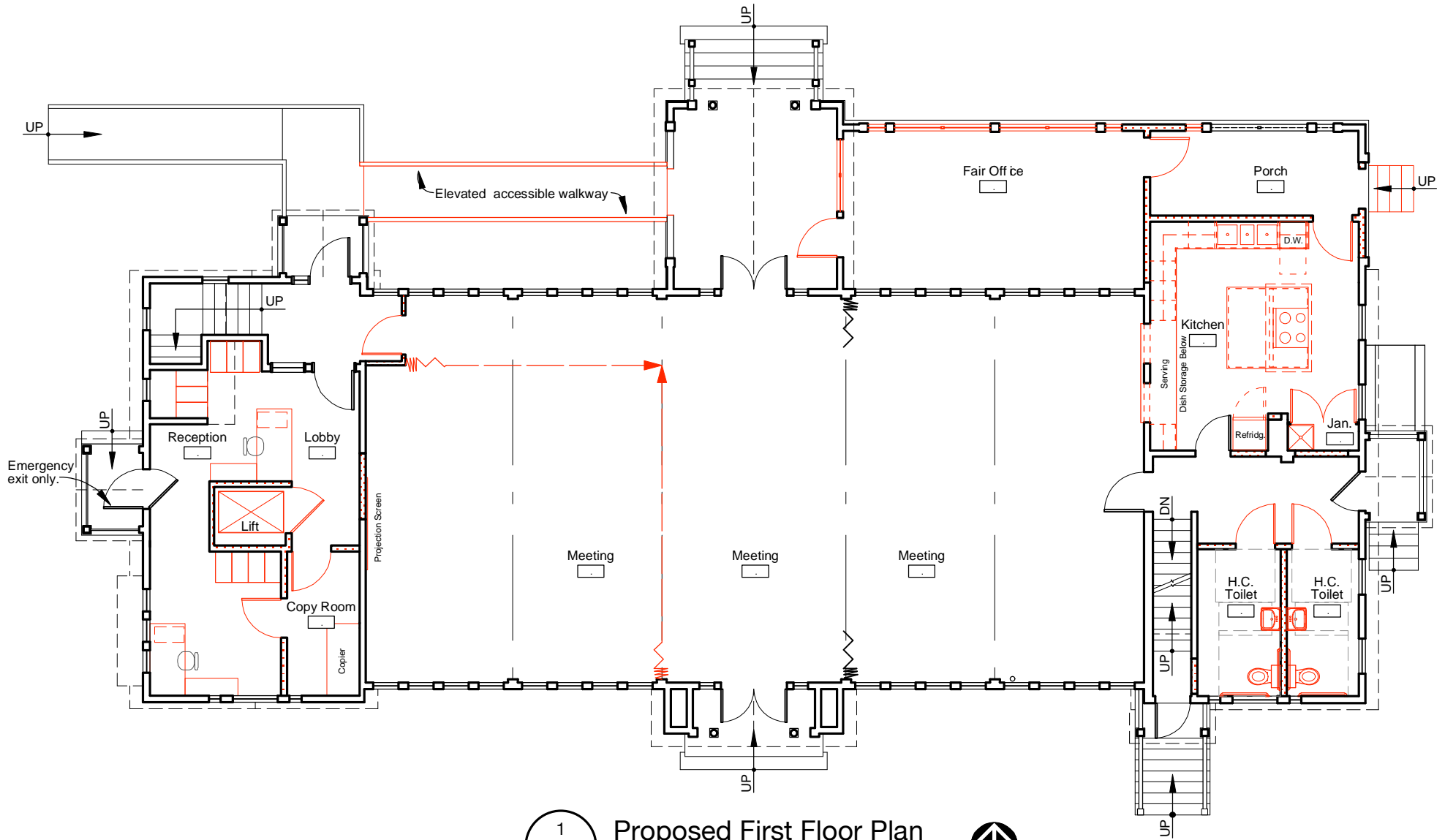
In order to make the second floor accessible, the installation of a lift is proposed. This is a small "commercial vertical platform lift" that requires a fully enclosed shaft.

Photograph and Building Plan Drawing



Work Scope 8: Accessibility

- Plan A•8 shows two important elements of recommended accessibility improvements. Similar to the Chenango County C.C.E. offices, this building accommodates the public on both floor levels. The former is also in an historic building, considerably older than Essex County's, and its lift was installed in 2004.
- Drawing A•8 shows a lift location.
- Drawing A•8 also shows a proposed bridge (elevated walkway) connecting the existing ramp with the north porch and hence, the first floor assembly space.



1 Proposed First Floor Plan
 A•8 3/32" = 1'-0"



Key	
	Existing construction to remain
	New construction
Note: Other new elements, such as doors, windows, stairs...etc. are indicated in "red".	

Possible Costs: Work Scope 8

a. Shaft	\$25,000
b. Lift	\$20,000
c. Elevator contingency: three stops, three floors: 75,000 (+) 6,000 more shaft (-) 20,000 lift:	\$61,000
d. A "bridge" connecting the existing exterior entry ramp is also proposed. 5 x 24 = 120 s.f.	\$15,000
	With lift: \$60,000
	Or with elevator: \$121,000

9. SITE

Description

The scope of work on the immediate grounds at the building will be profoundly affected by whether or not one of the basement expansion options is pursued. The constant is that re-grading will be needed either way and although some subsurface drainage tile may have been installed historically, a new system will be needed. The relationship of site work to the repair of the north wall is also important to consider. Should the basement option be accomplished, access for excavation beneath the main floor, barring major site utility conflicts, would occur at the north facade.

Photographs



Work Scope 9: Site

The Agricultural Center Building fronts on Sisco Street and is therefore pedestrian-friendly. The back of the building provides the parking and the handicapped access, and yet, the back yard has never been adapted to the specific needs of the facility.

- Upper view shows the back yard with parked cars strung out along the driveway, which circumnavigates the dirt racetrack. The satellite dish is also very visible.
- Lower photographs show the degree to which the vegetation around the front of the building is overgrown. The photograph in Work Scope 7 similarly shows the mass of foundation plantings at the north porch.

Possible Costs: Work Scope 9

a. Document and cut back vegetation. 16 man-hours @ \$30/hour =	\$480
b. Reduce grade at west elevation and west half of south elevation. Have a contingency for archeological salvage. 16 hours of backhoe @ \$95/hour =	\$1,520
c. Install additional subsurface drainage piping beneath "drip line" of building and run to daylight. This is needed despite the installation of new eaves troughs, which is recommended.	
$92 + 32 + 92 + 14$ (porch offset) = 230 l.f. x \$60/l.f. = @ \$30/l.f. excavation & backfill + \$20/l.f. porous fill + \$5/l.f. geo fabric + <u>\$5/l.f. perforated pipe</u> \$60/l.f.	\$13,800
d. Restore lawns and foundation plantings	
Lawn 5,000 s.f. @ \$2.50/s.f.	\$12,500
Plantings	
12 shrubs @ \$300 ea.	\$3,600
2 trees @ \$500 ea.	\$1,000
e. Construct new walkway to center door. 500 s.f. @ \$20/s.f. =	\$10,000
	\$42,900

10. RESTORATION OF SPACES WITH SOME NEW PARTITIONS

Description

The modifications to interior spaces recommended in the 2005 report represent quite a variety. After a limited amount of removals, the work consists of mainly the construction of new partitions and extensive rehabilitation and augmentation of interior finishes.

Scope of Work

On the first floor, the new and modified partitioning would include:

- a. Construct shaft for the lift. The proposed lift has been described under Work Scope 8: Accessibility. The partitions that would enclose it are integral with other limited changes in the west portion of the building.
- b. Build new copy room after removal of defunct toilet room. Restore ceiling.
- c. Build handicapped toilet rooms into current copy room after removal of closets.
- d. Convert north porch into Fair office. The new Fair Office has already been described under Work Scope 7: North Porch Conversion.
- e. Convert Fair office into kitchen along with removal of existing kitchen from main assembly space.
- f. Hang new doors and moveable partitions restore meeting space. Expose and restore beadboard at west partition between reception and meeting.

On the second floor the proposed work is of a much more diminished scope. Building the lift shaft and one storage partition are the majority of the work.

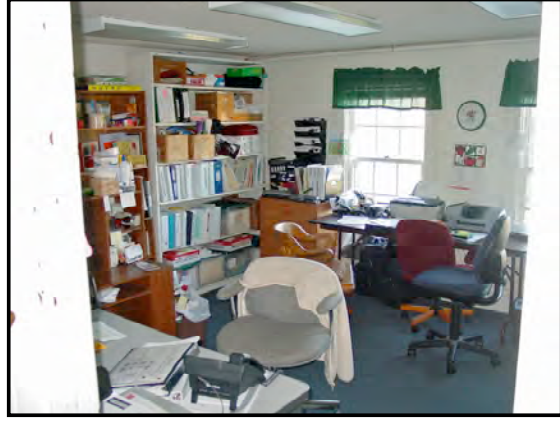
- g. Remove furnace room and construct upper story of lift shaft. (See "Accessibility")
- h. Convert east quarter of meeting room into storage by partitioning off.
- i. Close off CCE Director's office at end of corridor and widen door to toilet room.
- j. Build storage cabinetry into room labeled "Coffee," west of meeting room.
- k. Hang new doors.
- l. Install new finishes in SWCD storage (see "Attic Improvements") and rehabilitate 14 rooms.

Photographs and Building Plan Drawings



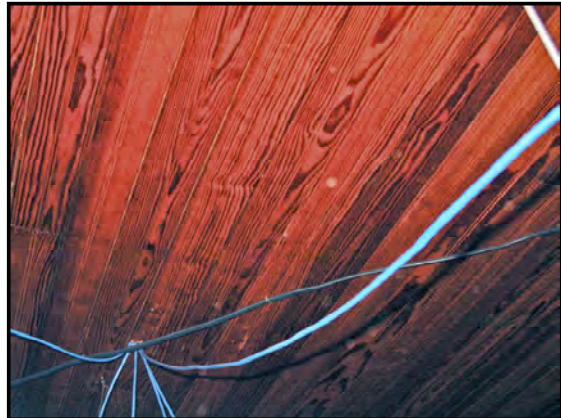
Work Scope 10 Continued: Restoration of spaces: Repair due to condition

- Left: Expose and restore period ceiling.
- Right: Repair and paint plaster.



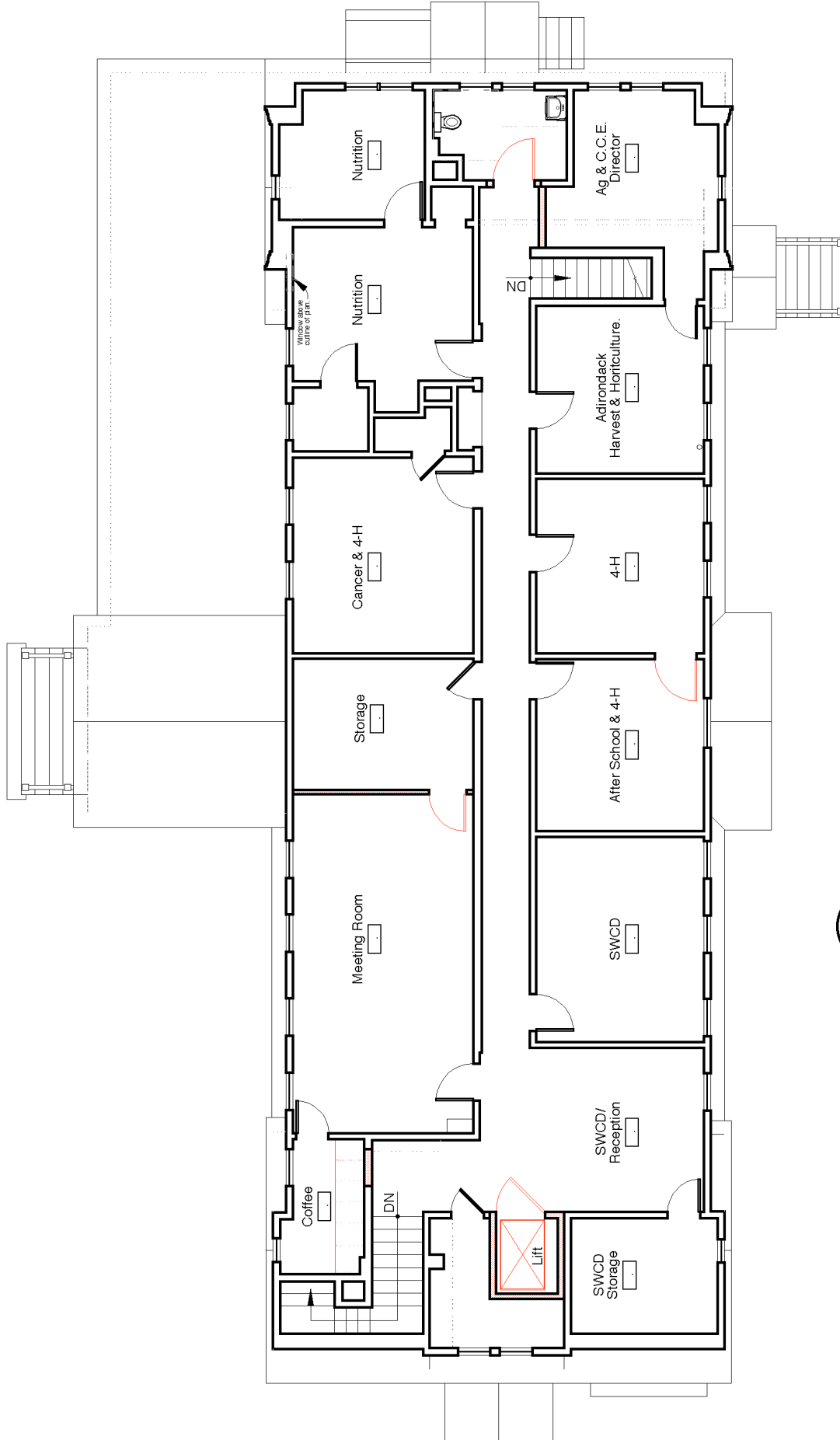
Work Scope 10: Restoration of spaces with some new partitions: Alterations

- Left view: Remove kitchen from assembly space.
- Right view: Renovate offices.
- Lower left view: Relocate copy room.



Work Scope 10 Continued: Restoration of spaces: Architectural integrity

- Upper left: Suspended ceiling in reception original area.
- Upper right: Beadboard ceilings above suspended ceiling.
- Center left: Flush doors into assembly space, west partition.
- Center right: Plywood door into assembly space, east partition.
- Lower left: Original built-in cabinet, to be preserved.



1 Proposed Second Floor Plan
 A•9 3/32" = 1'-0"



Key	
	Existing construction to remain
	New construction Note: Other new elements, such doors, windows, stairs...etc. are indicated in "red".

Possible Costs: Work Scope 10

Both first and second floors, applicable to a. through e. above.

• Remove obsolete partitioning and trabeate new open span at kitchen =	\$5,000
• Equip new kitchen =	\$20,000
• New partitioning: gypsum board: 100 l.f. @ \$50.00/l.f. =	\$5,000
• New partitioning: folding: 44 l.f. @ \$50/lf. =	\$2,200
• Repair, rehabilitate, restore interior finishes Four times the floor area of a typical room 24 rooms @200 x 4 = 19,200 s.f. @ \$2.50/s.f. =	\$48,000
• Plaster: all ceilings with suspended ceilings removed. Beadboard (assembly space where kitchen in now =	\$5,000
• Replace and/or provide new doors: 12 @ \$1,400/each =	\$16,800
	\$102,000

Materials

- 1) Partitions: 5/8" gypsum board on 2 x 4 wooden studs.
- 2) Floors: wall-to-wall carpet on plywood subfloor.
- 3) Woodwork: match second floor casings with back-band.
- 4) Doors: panel doors consistent with 1920s.
- 5) Windows: Andersen, Marvin, Jeldwen, Pella or equivalent.

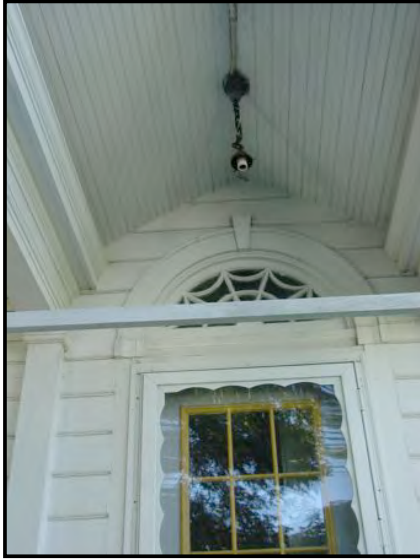
11. ELECTRICAL AND FIRE ALARM

Description

The majority of branch circuits should be replaced with a grounded system. The existing power outlets and lighting circuits have been installed in isolated projects, dependent upon segments of interior renovation. Many of the wiring circuits are surface-run and they are a visual distraction to the historic and potentially more attractive interiors.

In terms of lighting, the Agricultural Center Building has a whole range of fixtures, from original, schoolhouse type incandescents to suspended ceiling fluorescents.

Photographs



Work Scope 11: Electrical and Fire Alarm

- Upper left: Restore exterior period fixtures
- Upper right: Restore interior period fixtures
- Replace branch circuits

Possible Costs: Work Scope 11

<p>a. Remove all wire mold and surface conduit on the first and second floors and replace with concealed wiring. The removals can occur only when the rooms are vacated for renovation and the new circuitry is dependent upon the new partitioning being in place. 20 rooms @ \$500/room =</p>	<p>\$10,000</p>
<p>b. Remove and replace suspended ceiling fixtures in reception office, in copy room and in County Fair office. 3 @ \$500 =</p>	<p>\$1,500</p>
<p>c. Light fixtures should be replaced and/or restored, depending upon whether they are intrusive, recent/anonymous or historic. The schoolhouse fixtures survive in the main meeting space on the first floor. These have been complemented by strip fluorescents. 24 fixtures @ \$300/each =</p>	<p>\$7,200</p>
<p>The porches and porticoes generally retain their original fixtures, with lamps (incandescent bulbs) and glass shades missing. 6 fixtures @ \$200/each =</p>	<p>\$1,200</p>
<p>d. Outlets and wall switches should be selected in colors and cover plate designs and finishes which complement the 1920s interiors. 20 rooms @ \$200/each =</p>	<p>\$4,000</p>
<p>e. The fire detection heads should be replaced with a centrally monitored system that includes an automatic fire alarm system.</p>	<p>\$12,000</p>
<p>\$35,900</p>	

12. HEATING SYSTEM

Description

The Agricultural Center Building has three different systems:

- Steam boiler, oil-fired
- Space heaters, two, propane-fueled, first floor
- Furnace, propane-fired, second floor

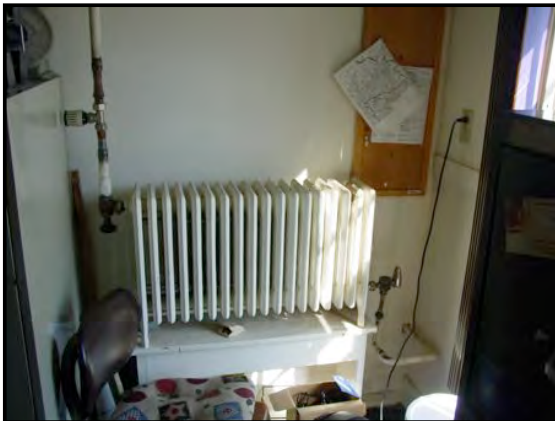
Steam boiler has single 275-gallon oil tank. Energy audit states the need for new floor regulator valves for balancing system with a rated capacity of 336,000 btu output. The heating plant does not require a fire-rated enclosure, but it does provide general sufficient heat for the low-ceilinged second floor. The 2008 Energy Association provided by Adirondack Community Action Programs states that the insulation in the main roof void is generally adequate but the report does not dwell on the lack of ventilation, loss of heat in winter, and the build up of heat during the summer months. This observer considers the cupola to be ineffective in providing ventilation to either the main "attic" void which it caps or the second floor spaces, from which it is totally isolated. There are round, screened vents in the long shed dormer soffits at 24 inches on center, but they have been painted over and otherwise obstructed.

It is recommended that natural ventilation be re-introduced to both the void above the insulated second floor ceiling and through the second floor ceilings. The former can be accomplished by installing continuous or more open-air intakes in the roof soffits and "chutes" to conduct that air upward past the loose insulation. The latter could be executed by introducing ceiling registers in the corridor ceiling. For this to work the doors to the various rooms would either need to be open or a transfer grille in each would be needed. The eaves venting cost is included in the attic improvements section.

Propane heaters in main assembly space are intrusive and are not vented properly. A large and obstructive insect nest has just been removed from the west heater and a new elbow and weather cap installed. In addition to not being compliant with the type of flue required, the combustion gasses are released beneath the first story roof eaves even though the building is two stories tall.

Propane furnace has neither cold air return nor ventilation for combustion air.

Photographs



Work Scope 12: Heating System

- Upper views: existing steam radiators
- Middle photographs: existing heating plants, steam boiler, left, and second floor furnace, right.
- Ceiling heater, to be removed and replaced

Possible Costs: Work Scope 12

a. Maintain steam boiler. Improve temperature controls/flow valves and thermostats.	\$4,000
b. Install hot water boiler or furnace at the west end of new utility corridor beneath building to free up space on second floor and to heat main assembly space(s). Boiler with distribution system to assembly spaces and reception/office.	\$10,000
c. Install ceiling vents with insulated blanks: 9 rooms @ \$1,200/each =	\$10,800
	\$24,800

13. PLUMBING SYSTEM

Description

The plumbing system for this building is concentrated at the east half, as that is where the main house drain is located.

The plumbed spaces consist of a kitchen sink with triple basins on the first floor and two toilet rooms, one at the east end of the second floor and the other in the southeast corner of the basement.

The drain line for the kitchen sink runs around the north perimeter of the basement to discharge into the 4" house drain at the east wall. The small diameter drain line is plastic and it sags so as to not drain properly. The old pipe that it supersedes remains in place. The waste line and hot and cold water lines serving the second floor toilet room rise from the boiler room. Within that second floor room, the water piping runs horizontally, exposed, around three sides to connect with the lavatory on the south wall. The piping for the basement facility is concealed, but the concrete floor appears to have been opened up. It is suggested that the waste from its two fixtures drains northward to the house drain. Judging from the clean out at the latter, the lateral line to the municipal sewer appears to run south southeast from the building.

The water service enters the basement beneath the electric panel. The piping is $\frac{3}{4}$ " copper but it is constricted to $\frac{1}{2}$ " diameter at the meter.

The accessible toilet room at the southeast corner of the reception area is once again in use, but its septic disposal system has not been verified. It appears to be connected to a 4" cast iron pipe that traverses the crawl space beneath the east limit of reception above. This pipe has a vented trap near the north wall and it appears to slope northward. The consensus is that a septic tank serves this system as opposed to the municipal system.

Photographs



Work Scope 13: Plumbing System

- Upper left: Replace piping with concealed.
- Upper right: Remove waste line (running from current kitchen location) through basement storage (left side, horizontal pipe, above storage boxes).
- Lower left: Replace main supply with $\frac{3}{4}$ " diameter copper.
- Lower right: Replace piping with copper.

Possible Costs: Work Scope 13

a. Revise "house" plumbing for kitchen relocation and installation of accessible toilet rooms =	\$10,000
b. Revise plumbing to second floor toilet room =	\$3,000
c. Install plumbing fixtures =	\$3,500
d. Install hose bibs =	\$1,500
	\$18,000

TOTAL POSSIBLE COSTS:

Total with lift (see Work Scope 8) =	\$919,575
Total with elevator (see Work Scope 8) =	\$1,012,575
Total with other basement options (see Work Scope 4) =	\$785,375

TOTAL POSSIBLE BASE CONSTRUCTION COSTS:

Work Scope 1 - Structural Stabilization	\$33,000
Work Scope 2 - Porches and Portico Restoration	\$129,825
Work Scope 3 - Attic Improvements	\$15,250
Work Scope 4 - Basement Extension or Utility Corridor	
Whole basement without elevator stop	\$148,400
Whole basement with additional elevator stop	\$180,400
Basement beneath north porch or utility corridor	\$74,200
Work Scope 5 - Crawl Space	\$21,600
Work Scope 6 - Façade Restoration	\$243,400
Work Scope 7 - North Porch Conversion	\$44,500
Work Scope 8 - Accessibility	
With lift	\$60,000
With elevator	\$121,000
Work Scope 9 - Site	\$42,900
Work Scope 10 - Restoration of Spaces with Some New Partitions	\$102,000
Work Scope 11 - Electrical and Fire Alarm	\$35,900
Work Scope 12 - Heating System	\$24,800
Work Scope 13 - Plumbing System	\$18,000
BASE TOTAL (excluding Work Scopes 4 and 8)	\$711,175
Total with lift (see Work Scope 8) =	\$919,575
Total with elevator (see Work Scope 8) =	\$1,012,575
Total with other basement options (see Work Scope 4) =	\$785,375

711,175 base total
 + 60,000 lift

 771,175
 + 193,000 + PWR
 90,000 + A & E

 1,054,175

Contingencies (In Addition to Base Construction Costs)

December 18, 2008

Related Base Workscope	Item		
3	Reinsulate Main Attic	\$9,000	
10	Kitchen Built-Ins & Equip.	\$20,000	
10	New Toilet Room Interiors	\$15,000	
10	Replace Windows Contingency	\$61,000	
10	Totally Rehabilitate (Beadboard) Interior Finishes	\$22,000	
11	Replace Balance of Electric System Contingency	\$30,000	
12	Replace Heating Contingency (whole new system)	\$45,000	
12	Central Air Conditioning Installation	\$65,000	
Total Contingencies:		\$267,000	
Other: Multipliers:			
	Prevailing Wage: 1.25 =	+ \$250,000*	\$196,000**
	A&E Services: 1.15 =	+ \$150,000*	\$118,000**
	Range of Base Construction Cost =	\$1,012,575	+ \$785,375
	Contingencies =	\$267,000	\$267,000
Grand Total:		\$1,679,575	\$1,366,375
		say \$1,680,000	say \$1,366,000

* Computed on base construction cost of \$1,000,000.

** Computed on base construction cost of \$785,000.

Essex County CCE Building Phases
05 June 2012 Revised

So as to allow Essex County and CCE of Essex County to progress with needed stabilization and protection work at the building, while spreading out project costs for both preservation and renovation, the following phases are proposed. The work included in these phases is, for the most part, the same as that contained in the Master Plan drawings of October 7th, 2008. Realizing that three existing conditions are threatening the physical well-being of and therefore the performance of the building, exterior work to address these should be done first. Lack of control of roof water, proximity of ground level under half of building perimeter and lack of routine maintenance are all taking their toll on existing conditions.	2008 Budget	Escalation Factor 1.25	Contingency Factor	2012 Budget		
Phase I						
Exterior:						
Install perimeter drainage system at grade		13,800	□		17,250	
Repair sills at portions of building identified in structural report of 2008. Maintain vented crawlspace	was included in siding			150/L.F. x 40 L.F.	6,000	
Repair all port & portico elements*, roof cornices & cornice returns in kind		*94,825	□		120,000	
Rehabilitate cupola		5,500				
Rehabilitate all window sash, doors & glazing compound; storm windows		31,500	□	2.0	80,000	
Restore all decks, railings, landings & ramps in kind	was included in Porch & Portico				25,000	
Replace North porch metal roof with new zinc-tin clad copper, standing seam		30,000		1.5	45,000	
Replace metal roof-to-wall flashing at all lower roofs		6,500	□	2.0		
Restore siding (partial replacement to match)	replace, with drainage plan e	200,000	□		250,000	
Restore flagpoles (four)		2,500	□		3,100	
Prepare & paint entire exterior				1.50 S.F. x 8000 S. F.	12,000	
Install metal eaves troughs & downspouts (all facades)		5,000	□	1.5	9,375	
Install bridge to connect ramp to center north entrance		15,000	□		18,750	
					586,475	Total for Phase I Exterior
Interior:						
Make partition changes as shown on master plan drawings		10,000	□		12,500	
Frame opening in 1st and 2nd floors & build shaft for future lift on new foundation in crawlspace		25,000			25,000	
Restore water-damaged plaster and beadboard; rehabilitate interior finishes		48,000			48,000	
Upgrade electrical; install fire detection and alarm system		35,900	□	1.2	54,000	
Install energy conservation measures, namely sealing building envelope and		*3,750	□□		15,000	
***repairing floor insulation at first floor. *vent attic **insulate 2nd floor "attic"	***9,000	**6,000	□		7,500	
					162,000	Total for Phase I Interior
Phase II						
Install lift		20,000	□	1.2	24,000	
Upgrade plumbing system		18,000	□	1.2	22,000	
					46,000	Total for Phase II
Phase III						
Upgrade *(Replace skirting) and condition (meaning control the environment in) the crawlspace	**9,000	*3,600	□□	/2.0	9,000	
Partially excavate crawlspace	Basement w/o elev. Stop	148,400		Deepen crawlspace	50,000	
Upgrade heating system		24,800	□	2.0	62,000	
Make site improvements		29,100	□	Parking & walks	24,000	
					145,000	Total for Phase III
Phase IV						
Relocate Fair Office and Kitchen as previously shown on master plan drawings	Fair Office Kitchen	44,500 20,000	□ □	2.0	55,625 50,000	
					105,625	Total for Phase IV
Contingencies: 11 (Eleven) listed in 2008, including lift, elevator, basement, etc...Other contingencies not included in work scopes but worthy of consideration:						
Reinsulate main attic		9,000				
New Toilet Room interiors		15,000				
Central Air Conditioning		65,000				

APPENDIX

Potential Funding Sources

National Register Nomination

Wicks Reform 2008

Cross Section Detail Drawing of Siding

POTENTIAL FUNDING SOURCES

Several funding sources that are available for work on the site and building and its assessment are accessible in New York State. Some of these sources are very competitive and it may be necessary to re-apply, refining an application each time. Successful grant writing usually requires a great deal of advance planning and research, an accurate understanding of the facility and its needs, technical (often professional) support, experience, and patience. Some institutions find that retaining a professional grant writer is well worth the relatively minor cost. A few possible sources of project funding, though not by any means the only ones, are listed below. In many instances these are very competitive and it may be necessary to re-apply several times, refining the application each time before succeeding.

A selection of commonly used sources of funding is listed below. The information indicated may be subject to change and contacting them directly for the most current programs and their requirements is recommended. Frequently these sources and related information can be located on the Internet. Many organizations such as the Preservation League of New York State (518/462-5658) maintain more detailed and descriptive lists of funding sources and may be contacted for additional information.

A few possible sources of project funding, though not by any means the only ones, are listed below. In some instances these grant programs are very competitive and it may be necessary to re-apply several times, refining the application each time before succeeding.

a. Member Items

Funds secured from the State of New York under the auspices of local political representatives and administered through the Natural Heritage Trust. Amounts vary greatly, but with a reasonable project it would not be unrealistic to request up to \$100,000. Contact your local State Senator and Assemblyperson for additional information.

Funding may also be available through federal representatives under a variety of federal programs including the America's Treasures Program. Contact the local offices of your U.S. Senators and members of the House of Representatives.

b. Environmental Protection Fund (EPF), Land and Water Conservation Fund (LWCF), and Related Programs

These grant programs offer acquisition and rehabilitation funds through the NYS Office of Parks, Recreation and Historic Preservation (OPRHP). Funds are available on a 50:50 matching basis and the building must be listed on the National Register of Historic Places by the time of an award. Contact your regional OPRHP office for further information. Several information meetings regarding these grants are held across the state every year.

c. Rural New York Planning & Preservation Program

Grants are available under the Historic Preservation program (as well as other environmental and planning programs) for such activities as downtown revitalization programs and feasibility studies for the re-use of historic buildings. Contact Tania Werbizky of the Preservation League of New York State at the Ithaca office, 607/272-6510.

d. Preservation League of NYS / NYS Council on the Arts Program

Funding is available for historic structure reports as well as historic landscape reports and cultural resource surveys through the Preserve New York program. Contact Tania Werbizky of the League at the Ithaca office, 607/272-6510.

e. Community Development Block Grants (CDBG)

Some cities and counties receive funding from the U.S. Department of Housing and Urban Development to assist with activities specified in annual applications for such funds. If the rehabilitation of this particular building falls within the approved scope of CDBG work, which may be unlikely, it may be possible to secure support from a local or county Community Development office.

f. New York State Council on the Arts (NYSCA)

NYSCA has funds available under numerous programs including capital aid and technical assistance beyond the NYSCA-TA that is funding this consultancy. Contact Anne Van Ingen at NYSCA's Architecture, Planning and Design Program at 212/387-7013 for additional information. In some areas funds are available through one of several re-granting agencies served by the Council on the Arts and still other facilities may find support through the Museum Aid Program. Contact NYSCA at 212/387-7013.

g. Community Reinvestment Act Funding

Under certain circumstances local banks (or even regional ones with local branches) will provide reduced interest loans, mortgages, or even direct grants to help satisfy their obligations with regard to the Community Reinvestment Act. Contact your local bank representatives.

h. Local & Regional Foundations

These vary widely, but should be investigated diligently, especially since they often favor local institutions. Most local libraries will have publications such as The Foundation Directory (Margaret Mary Feczko, Editor. New York: The Foundation Center) identifying such institutions.

i. Upstate History Alliance (UHA)

Formerly known as RCHA (Regional Council of Historical Agencies) this organization offers limited grants for assistance with museum-related studies. Contact UHA at 800/895-1648.

j. National Trust for Historic Preservation

The Trust (NTHP) has several program options to assist local preservation efforts, though strong competition can reduce the chances of being funded. For projects located in western New York State, a small grant designation entitled the Strebb Fund is also available through the NTHP. Several of their funds are: Preservation Services Fund, Johanna Favrot Fund, National Preservation Loan Fund, and Cynthia Woods Mitchell Fund. Contact the Northeast Regional Office in Boston at 617/523-0885.

k. Alliance of New York State Arts Organizations

The Alliance is a statewide organization that provides information to local and regional arts councils, community art centers, and similar institutions in New York State. It also offers technical assistance grants and related programs in support of these groups. Contact Martha Strodel, Rural Arts Specialist, at 518/623-2508.

l. Save America's Treasures Program

The Save America's Treasures program (SAT) is a federally funded capital projects grant program that focuses on threatened historic resources that are of national significance or located within a National Register historic district that has national significance. Check with SHPO about national significance. SAT is administered by the National Parks Service with annual application rounds. Contact the National Park Service, (202) 354-2020 ext 1. Email: NPS_treasures@nps.gov.

m. New York State Agencies and Federal Agencies

Check into all state and federal agencies that may have even the remotest involvement or association with your project. State agencies such as DOT, DEC, The Canal Corp., Dormitory Authority, Department of State, Main Street Program, Scenic Byways, and others often have special programs with funding that may be applicable.

n. Private, Local, Regional, State, and National Foundations

Private and semi-private foundations offer a multitude of programs with funding for preservation and community undertakings. It takes some searching but do not miss an opportunity by not investigating foundations as a funding source.

* * * *

WICKS Reform 2008

(For all contracts advertised or solicited for bid on or after 7/1/08)

- Raises the threshold for public work projects subject to the Wicks Law requiring separate specifications and bidding for the plumbing, heating and electrical work. The total project's threshold would increase from \$50,000 to: \$3 million in Bronx, Kings, New York, Queens and Richmond counties; \$1.5 million in Nassau, Suffolk and Westchester counties; and \$500,000 in all other counties.
- For projects below the monetary threshold, bidders must submit a sealed list naming each subcontractor for the plumbing, HVAC and electrical work and the amount to be paid to each. The list may not be changed unless the public owner finds a legitimate construction need, including a change in specifications or costs or use of a Project Labor Agreement (PLA), and must be open to public inspection.
- Allows the state and local agencies and authorities to waive the Wicks Law and use a PLA if it will provide the best work at the lowest possible price. If a PLA is used, all contractors shall participate in apprentice training programs in the trades of work it employs that have been approved by the Department of Labor (DOL) for not less than three years. They shall also have at least one graduate in the last three years and use affirmative efforts to retain minority apprentices. PLA's would be exempt from Wicks, but deemed to be public work subject to prevailing wage enforcement.
- The Commissioner of Labor shall have the power to enforce separate specification requirements on projects, and may issue stop-bid orders against public owners for non-compliance.
- Other new monetary thresholds, and similar sealed bidding for non-Wicks projects, would apply to certain public authorities including municipal housing authorities, NYC Construction Fund, Yonkers Educational Construction Fund, NYC Municipal Water Finance Authority, Buffalo Municipal Water Finance Authority, Westchester County Health Care Association, Nassau County Health Care Corp., Clifton-Fine Health Care Corp., Erie County Medical Center Corp., NYC Solid Waste Management Facilities, and the Dormitory Authority.
- Reduces from 15 to 7 days the period in which contractors must pay subcontractors.

CRAWFORD & STEARNS • ARCHITECTS AND PRESERVATION PLANNERS

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SUBJECT: AG. CTR. BUILDING SIDING DATE: 10/12/2008 SHEET 1 OF 1

6556X COUNTY FAIRGROUNDS.

SIDING: $T\frac{1}{4}$
OR SHIPLAP?

