



August 19, 2022

Supervisor Nolan
Town of Greenwich
2 Academy Street
Greenwich, NY 12834

**Re: Town of Greenwich
Probable Construction Cost Estimate – Accessibility Upgrades
LaBella Project No 2223079**

Dear Supervisor Nolan:

LaBella Associates (LaBella) are pleased to submit our opinion of probable construction costs for the various repairs and alterations to the existing Town Hall, which were identified based upon the findings included in our Limited Building Envelope Condition Assessment-Mechanical, Electrical and Accessibility report, dated July 25, 2022, as noted in the sections below.

Based upon the additional requirements noted in the current *Property Maintenance Code of New York State* and the *Existing Building Code of New York State*, we have included recommendations for the proposed repairs and alterations to assist the Town of Greenwich (Town) in budgeting for the work required to comply with these requirements.

For purposes herein, the Cost of the Work represents the total cost to construct all elements of the Project to be designed or specified and shall include contractors' general conditions costs, overhead and profit. Unless noted otherwise, the Cost of the Work does not include the compensation of the Architect; the costs of bidding, financing, or contingencies for changes in the Work; or other costs that are the responsibility of the Owner.

The preliminary estimate of the Cost of the Work and/or any updated estimates of the Cost of the Work, prepared by LaBella, represent the LaBella's judgment as a design professional utilizing industry standard estimating tools, such as R.S. Means. It is recognized, however, that neither LaBella nor the Owner has control over the cost of labor, materials, or equipment; the Contractor's methods of determining bid prices; or competitive bidding, market, or negotiating conditions. Accordingly, LaBella cannot and does not warrant or represent that bids or negotiated prices will not vary from the Owner's budget for the Cost of the Work, or from any estimate of the Cost of the Work, or evaluation, prepared or agreed to LaBella.

In preparing estimates of the Cost of Work, we recommend that the Town include contingencies for design, bidding, and price escalation; and to allow the design team to determine what materials, equipment, component systems, and types of construction are to be included in the Contract Documents. The design team may also recommend reasonable adjustments in the program and scope of the Project; and recommend and include design and bid alternates acceptable to the Town as may be necessary to adjust the estimated Cost of the Work to meet the project budget.



4.1.2 Reception Area



Wood Casework -	Demolition – 20 L.F. @ \$13.25/L.F. =	\$265.00
	Min. Labor/Equipment Charge =	\$132.00
	(1) 36" Section @ 36" High =	\$665.00
	(2) 36" Sections @ 42" High - \$750.00/ea. =	\$1,500.00
	(1) End Panel =	\$25.50
	Toe Kick Trim – 20 L.F. @ \$6.50/LF =	\$130.00
	Sub-Total =	\$2,717.50
	Custom, Built in Place add 10% =	\$271.75
	(1) 108" Solid Surface Countertop @ \$168.00/L.F. =	\$1,512.00
	(2) Electrical duplex receptacles @ \$131.50/ea. =	\$263.00
	Sub-Total =	<u>\$4,764.25</u>
	Cut & Patch to match existing construction – Add 3% =	\$142.75
	Sub-Total	<u>\$4,907.00</u>
	Contractor OH & Profit (10%)	\$490.00
	Prevailing Wage Rates (13%)	\$638.00
	Builder's Risk/Bonds (2%)	\$100.00
	Sub-Total	<u>\$6,135.00</u>
	Construction Contingency (10%)	\$615.00
	Probable Construction Cost	<u>\$6,750.00</u>
	Field Measure/As-Built	\$1,000.00
	Design & Engineering (15%)	\$1,160.00
	TOTAL	\$8,910.00

Assumptions/Exclusions –

- Hand sanitizer by Owner,
- No provisions for telcom/data included.
- Flooring/wall patch/painting not included.



4.1.5 First Floor Bathroom



Recommendations –

- Due to limited clearance at water closet/door approach, plumbing fixture location should be reversed to accommodate required clear floor areas and grab bar placement on inside wall to make toilet room fully accessible.
- Approach to door can be accommodated if door swings out without closer.
- Single user-family or assisted-use toilet room used by public will require baby changing station where 2nd floor is not otherwise accessible.

Renovation of Existing Toilet Room -

\$9,200-\$15,600

- Scope of Work dependent on type of fixtures, finishes and extent of remodeling.
- Extent of work does not otherwise include a complete gut/rehab.

Qualifications/Exclusions –

- Plumbing rough-in accessible from basement below requiring minor alterations.
- Light fixture to be replaced with combination exhaust vent on same circuit and vented through wall to exterior.
- Existing GFI receptacle (assumed) to be relocated.
- Paper towel/tissue/soap dispenser by Town vendor/suppliers.
- New interior finishes to be similar to existing – non-absorbent surfaces.



4.1.11 Entrance with Ramp and Stairs



Recommendations –

- Limited topographic survey needed to confirm grade and elevations.
- Unsafe condition of existing handrail should be repaired/replaced in accordance with the *Property Maintenance Code of New York State*:
PMC 304.1.1 Unsafe conditions. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the Building Code of New York State or the Existing Building Code of New York State as required for existing buildings:
 - 12. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including guards and handrails, are not structurally sound, not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.*
PMC 304.12 Handrails and guards. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
- The existing 2x4 ramp handrails are not continuous and should be replaced.
EBC 805.9.2 Design. Handrails required in accordance with Section 805.9.1 shall be designed and installed in accordance with the provisions of the Building Code of New York State.
BC 1014.4 Continuity. Handrail gripping surfaces shall be continuous, without interruption by newel posts or other obstructions

New Handicap Access Ramp - \$32,800.00

- Concrete (4000 psi)
- Railing both sides

Refinish Wood Ramp (Alternate if Compliant) - \$1,325.00

- Prepare surface
- Prime & paint 1 coat, roller & brush



- Repair 2x4 bottom rail

Porch Railing -

\$2,560.00

- Architectural grade, hardwood, plain
- Prime & paint 1 coat, roller & brush

Overhead Protection -

T.B.D.

- Building is located within a Historic District. Exterior alterations to places individually or contributing to a listed historic district are subject to review by NYSOPRHP.
- Alterations to make the ramp free of obstructions, including covered walkways or other appendages, will require a review and approval of design solution.:

FC 1031.3 Obstructions. A means of egress shall be free from obstructions that would prevent its use, including the accumulation of snow and ice.

Qualifications/Exclusions –

- Vertical rise assumed to be less than 30-inches, which would otherwise require an intermediate landing and a switchback design depending on available clearance.

PMC 307.1 General. Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface that is more than 30 inches above the floor or grade below shall have guards. Handrails shall be not less than 30 inches in height or more than 42 inches in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. Guards shall be not less than 30 inches in height above the floor of the landing, balcony, porch, deck, or ramp or other walking surface

- Existing porch has three risers and is required to be provided with handrails.

EBC 805.9 Handrails. The requirements of Sections 805.9.1 and 805.9.2 shall apply to handrails from the work area floor to, and including, the level of exit discharge.

EBC 805.9.1 Minimum requirement. Every required exit stairway that is part of the means of egress for any work area and that has three or more risers and is not provided with not fewer than one handrail, or in which the existing handrails are judged to be in danger of collapsing, shall be provided with handrails for the full length of the stairway on not fewer than one side. Exit stairways with a required egress width of more than 66 inches shall have handrails on both sides.



4.1.11.4 Entrance door is difficult / heavy to operate. Doors shall have a maximum of 5 lbs opening force. 2009 ANSI 117.1 404.2.8. Recommend installing an automatic door opener.



Recommendations –

- Access control system can be added, which would include provisions for a key fob, however, this is typically not practical with a single opening and would require computer for maintenance of badging system (fobs) and annual licensing contract for system.
- Low-energy power-operated door opener could be added assuming there is adequate approach to the door and landing for activation mechanism.
- An accessible entrance must remain unlocked while the building is occupied; or, a locked accessible entrance with a notification system or remote monitoring shall be provided.

Automatic Opener Door Hardware -

\$9,885.00

- Electronic door opener including motion sensor, 12V control box, motor
- Single swing door opening
- (2) handicap actuator buttons, including 12 V DC wiring
- Electric panic button per door.

Qualifications/Exclusions –

- Accessible entrance shall remain unlocked while building is occupied or provided with a notification system.

EBC 305.9.3 Entrances. Not fewer than one main entrance shall be accessible.



Exception: If a public entrance cannot be made accessible, an accessible entrance that is unlocked while the building is occupied shall be provided; or, a locked accessible entrance with a notification system or remote monitoring shall be provided.

- It is assumed occupancy does not exceed 100 persons, including courtroom, which would otherwise require panic hardware.

EBC 805.4.4 Panic hardware. In any work area, and in the egress path from any work area to the exit discharge, in buildings or portions thereof of Group A assembly occupancies with an occupant load greater than 100, all required exit doors equipped with latching devices shall be equipped with approved panic hardware.

- The existing push pad does not comply with the requirements for panic hardware.

NFPA 101 – *“Balanced Door Assemblies. If panic hardware is installed on balanced door leaves, the panic hardware shall be of the push-pad type, and the pad shall not extend more than approximately one-half the width of the door leaf, measured from the latch stile.”*

IBC – *“If balanced doors are used and panic hardware is required, the panic hardware shall be the push-pad type and the pad shall not extend more than one-half the width of the door measured from the latch side.”*



4.1.14 Accessible Parking



Recommendation –

- The asphalt pavement surfaces appear to be in fair condition. The new striping should be performed as part of overall pavement management plan to seal existing parking lot, at which time any cracks should be sealed.

Parking Lot Repair and Sealcoating -

\$780/M.S.F.

- Thoroughly clean surfaces
- Patch miscellaneous holes
- Fill cracks
- Install 2-coat petroleum resistant emulsion
- Restripe lot/Lines on pavement parking stall, 4" wide
- Accessible Parking Signage

\$90/stall
\$1,800.00

Qualifications – In accordance with the *Existing Building Code of New York State*

EBC 305.10 Off-street parking lots. Accessible parking complying with Sections 1102.1 and 1106 of the Building Code of New York State shall be provided within a six-month period of time when performing any of the following categories of work in an off-street parking lot:

1. *Repave, reseal or repaint more than one half of the total number of parking spaces in an off-street parking lot, which contains designated accessible parking spaces;*
2. *Repave, reseal or repaint more than one half of the total number of designated accessible parking spaces in an off-street parking lot; or*
3. *Creates designated accessible parking spaces in an off-street parking lot.*



- It is assumed that the current accessible parking, though not located directly adjacent to entrance, remains on an accessible route across parking lot to entrance ramp, and includes an appropriate curb cut, where required.

EBC 305.9.1 Site arrival points. Not fewer than one accessible route from a site arrival point to an accessible entrance shall be provided.

BC 1104.1 Site arrival points. At least one accessible route within the site shall be provided from public transportation stops, accessible parking, accessible passenger loading zones, and public streets or sidewalks to the accessible building entrance served.

Exception: Other than in buildings or facilities containing or serving Type B units, an accessible route shall not be required between site arrival points and the building or facility entrance if the only means of access between them is a vehicular way not providing for pedestrian access

Summary

The *Existing Building Code of New York State* is intended to provide requirements for the repair and alternative approaches for alterations and additions to existing buildings. It is recognized that many existing buildings and structures do not comply with the current building code requirements for new construction, and rehabilitation is often cost prohibitive because compliance with all the requirements for new construction could require extensive changes that go well beyond the value of the building or the original scope of the alteration. At the same time, it is necessary to regulate construction in existing buildings that undergo additions, alterations, or extensive repairs. Such activity represents an opportunity to ensure that new construction complies with the current building codes and that existing conditions are maintained, at a minimum, to their current level of compliance or are improved as required to meet basic safety levels.

LaBella's design team is prepared to provide you with a proposal for the design and construction contract administration services needed to advance the proposed improvements when the Town is prepared to move forward. Please feel free to contact me at (518) 273-7359 or Rcampagnola@LaBellapc.com if you have any questions whatsoever.

Respectfully submitted,

LaBella Associates

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Manager, Building Code & Life Safety Services

cc: Edward P. Larkin, LaBella
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