

September 13, 2023
VIA EMAIL & MAIL

Mayor Frank Rossi, Jr.
Village of Ballston Spa
66 Front Street
Ballston Spa, New York 12020

Re: **Probable Opinion of Project Cost**
John Street Tank Rehabilitation
Ballston Spa, New York

Dear Mayor Rossi,

As you are aware, an updated condition assessment was performed by USG Water Solutions after our opinion of the probable construction cost was delivered to the Village. USG Water's report noted various items that must be included in the rehabilitation project, including but not limited to:

- Remove inactive electric service that makes the ladder a hazard to climb.
- Install the required air gap in overflow piping that is currently plumbed directly into the ground.
- Improve clearance between antenna brackets, mounts, and cables to provide at least 8" clearance to tank surfaces.
- Install a lockable access ladder gate.
- Install ladder safety climb device.
- At the tank rooftop, install a rail between the upper and mid-rail to close the gap to under 18 inches.
- Install a lock on the access hatch for compliance with sanitary requirements.
- Install a new 36" manway access 180 degrees from the existing manway access.
- Install a lock on the access hatch to the underground vault at the base of the tank.
- Include containment provisions for the removal of lead and chromium-containing paint found on the interior and exterior of the tank.

Attached is an updated opinion of probable construction cost, showing about \$65,000 associated with newly identified repairs. The draft contract documents submitted to the Village on September 12, 2023, intend to address each of the above items. We note, however, that the additional manway listed above is not technically required for existing tanks but was added to the scope of work since it is needed for access during rehabilitation. Because lead and chromium-contaminated paint was found on the tank interior, the second manway will simplify contaminated paint removal containment and personnel access. Without this additional access manway, rehabilitation costs would increase.

As always, please call our office with any questions or comments.

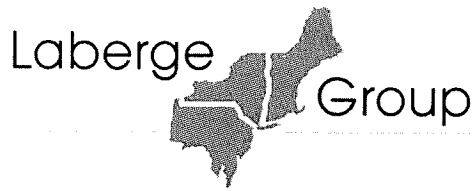
Very truly yours,
LABERGE GROUP

By: 

Donald C. Rhodes, P.E.
Project Manager

DCR: cjb
Enc.

C: Shawn Raymond, Trustee (email only w/enc.)



ENGINEERING • ARCHITECTURE • SURVEYING • PLANNING

John Street Tank Renovation
Preliminary Opinion of Probable Project Costs
September 12, 2023

Description	QTY	UNIT	UNIT COST	TOTAL
Construction				
Tank Coating Renovation	1	LS	\$990,000.00	\$990,000.00
Mixing System	1	LS	\$60,000.00	\$60,000.00
Additional Repairs and Containment	1	LS	\$65,000.00	\$65,000.00
Communications Equipment Supports	1	LS	\$150,000.00	\$150,000.00
			Construction Subtotal	\$1,265,000.00
			20% Contingency Subtotal	\$253,000.00
			Base Construction Total	\$1,518,000.00
			Deductible Alternative - Communications Equipment Supports	\$150,000.00
			Base Construction Less Deductible Alternative	\$1,368,000.00
Professional Services				
Legal/Bond Council Costs	1	LS	\$25,000.00	\$25,000.00
Fiscal Advisor Costs	1	LS	\$15,000.00	\$15,000.00
Engineering, Permitting and Bidding	1	LS	\$30,000.00	\$30,000.00
Construction Administration/Observation	1	LS	\$35,000.00	\$35,000.00
			Professional Services Total	\$105,000.00