

June 9, 2025

Attn.: **Brandon Stabler**
Vice President
Columbia Development

Re: New Troy City Hall @ Proctor's Theater and Office Building

BBL Construction Services, LLC has completed our building assessment and conceptual design for the new Troy City @ Proctor's Theater and Office Building at 82 and 90 4th St, Troy NY. We feel that we have a great understanding of the project's scope and requirements.

Team Background -

The construction and design team for this project includes BBL Construction Services, SYVERTSEN RIGOSU Architects, 260 Structural Engineering, and Huston Engineering for mechanical, electrical, and plumbing engineering. This team has worked together on numerous projects totaling hundreds of millions of dollars.

Along with reviewing building plans, hours were spent on site to document existing conditions of the building. During the visits, the building was photographed for analysis of existing conditions. A full 3D Laser scan of the building was also performed to create a digital copy of the building. Extensive observations, measurements, notes, etc. were made at the site in order to identify areas in good standing and those requiring repair. Team efforts focused on assessing building conditions, code issues, and planning future construction

Members of our team have been involved with this building and actively engaged in its upgrades and conditions for the last 10 plus years. The office portion of the building was renovated / modernized in 2015 by some of these same team members. The existing structure and framework of the un-occupied portion of the existing building are in good condition and ready to be re-inhabited. Our team is familiar with the existing building systems, circulation, infrastructure, and upgrades and maintenance that have occurred over the past 10 plus years.

Code Summary –

The existing building is of Type IIIB Construction, which means it has fire rated, non-combustible exterior walls and interior framing of any type (which in this case is both wood and steel). The original building had an assembly use, and the new use as office is a reduction of hazard classification. Both the existing use and new use are allowed uses for the size and construction type of the building. The newly constructed spaces will be sprinkled for fire protection. The building exits and egress are code compliant for the occupancy.

New, accessible entries will be constructed on the Williams St. side of the building to provide direct connectivity to the city owned parking garage. An existing accessible entrance exists and will remain off 4th Avenue.

BBL Construction[®] Services

BBL Construction Services, LLC
302 Washington Avenue Ext.
Albany, New York 12203

Phone 518 452-8200
Fax 518 452-2897

New Building Program -

An in depth conceptual analysis and space program study were done to ensure the City's needs can be accomplished in this building. The design team has worked with city staff to help develop and plan the city programmatic needs. The city program, with space for future growth accounted for, has been designed into the existing and newly constructed spaces of the building.

The existing 5 story office portion of the existing building was renovated and modernized in 2014. That modernization included energy efficiency upgrades such as new double pane windows, additional wall insulation, and a roof replacement with new continuous insulation. This previously updated interior space will have improvements for the new City Hall offices. The office building elevator and mechanical, plumbing, and electrical systems have been modernized and will be renovated as needed for the new office space. A new, accessible entry will be constructed on the Williams St. side of the building to provide direct connectivity to the city owned parking garage.

Preservation / Adaptive Re-Use -

The new City Hall will be adapting the existing theater into a new use so that a building that has been unoccupied for 40 years can be occupied once again. Additionally, the way the new space will be constructed will allow for the building to be fully preserved as its existing theater use in the future if the option ever comes about. The current estimated price to restore the theater is \$40 million.

The existing lobby entrance and gallery will be refurbished as part of the City Hall project and will be accessible as public space within the building. They will be, as they were in the past, main circulation spaces for the project.



Jonathan H. deForest, LEED AP
President
BBL Construction Services, LLC



Kenneth D. Syvertsen, RA
Principal
SYVERTSEN RIGOSU Architects, PLLC



Dale Meszler, PE
Principal
260 Structural Engineering



July 19, 2016

Brandon Stabler
BBL Construction Services
302 Washington Avenue Extension
Albany, New York 12203

Re: Asbestos Removal Confirmation at 82-90 4th Street (Former Proctors Theater and Office Building), Troy, New York

Brandon,

Alpine was in contract with BBL Construction Services to provide asbestos air monitoring services for the asbestos abatement at the captioned location. The asbestos material identified in the two asbestos pre-demolition inspection reports dates January 10th, 2014,, prepared by CHA has been removed, with the exception roofing (lower courtyard roof) and stage curtain from the Theater.

This letter is meant to fulfill the requirements of NYS Department of Labor Industrial Code Rule 56 5.1 (h) which states:

"No demolition, renovation, remodeling or repair work shall be commenced by any owner or the owner's agent prior to the completion of the asbestos abatement in accordance with the notification requirements of this Part."

Do not hesitate to contact me with any questions at (518) 250-4047 ext. 307.

Sincerely,
Alpine Environmental Services, Inc.

A handwritten signature in blue ink, appearing to read "Craig Petreikis".

Craig Petreikis, PE,
Director of Operations



June 6, 2014

Bill Rogers
BBL Construction
302 Washington Ave. Ext.
Albany NY 12212

**RE: Proctors Theater Troy, NY - Mold Clearance Inspection of
Alpine Project # 14-15584-I**

Bill,

Mr. Matthew Fiore of Alpine Environmental Services Inc. conducted a site visit on May 28th, 2014 following the completion of the mold abatement project outlined in the specification #14-15584-I, specifically the ceiling rafters on floors 1 through 5 and the historic walls on floors 3 through 5. Alpine has concluded that the mold remediation project conducted at Proctors Theater in Troy, NY has been successfully completed. No mold or wet structural materials was observed on any remaining structural materials in the areas abated.

If I can be of any further assistance to you on this matter, please contact me at (518) 250-4047. Ext. 315 or MattF@AlpineEnv.com

Sincerely,
Alpine Environmental Services, Inc.

A handwritten signature in blue ink that appears to read "Matthew Fiore".

Matthew Fiore
Certified Mold Assessor (ESA #1119)
NYSDOL Asbestos Inspector (#04-04675)

A handwritten signature in blue ink that appears to read "Craig Petreikis".

Craig Petreikis, CIH, PE,
Director of Operations