

CLARK HOUSE REHABILITATION /ADDITION

TOWN BOARD WORK SESSION

January 11, 2023



BERGMANN

ARCHITECTS ENGINEERS PLANNERS

CLARK HOUSE

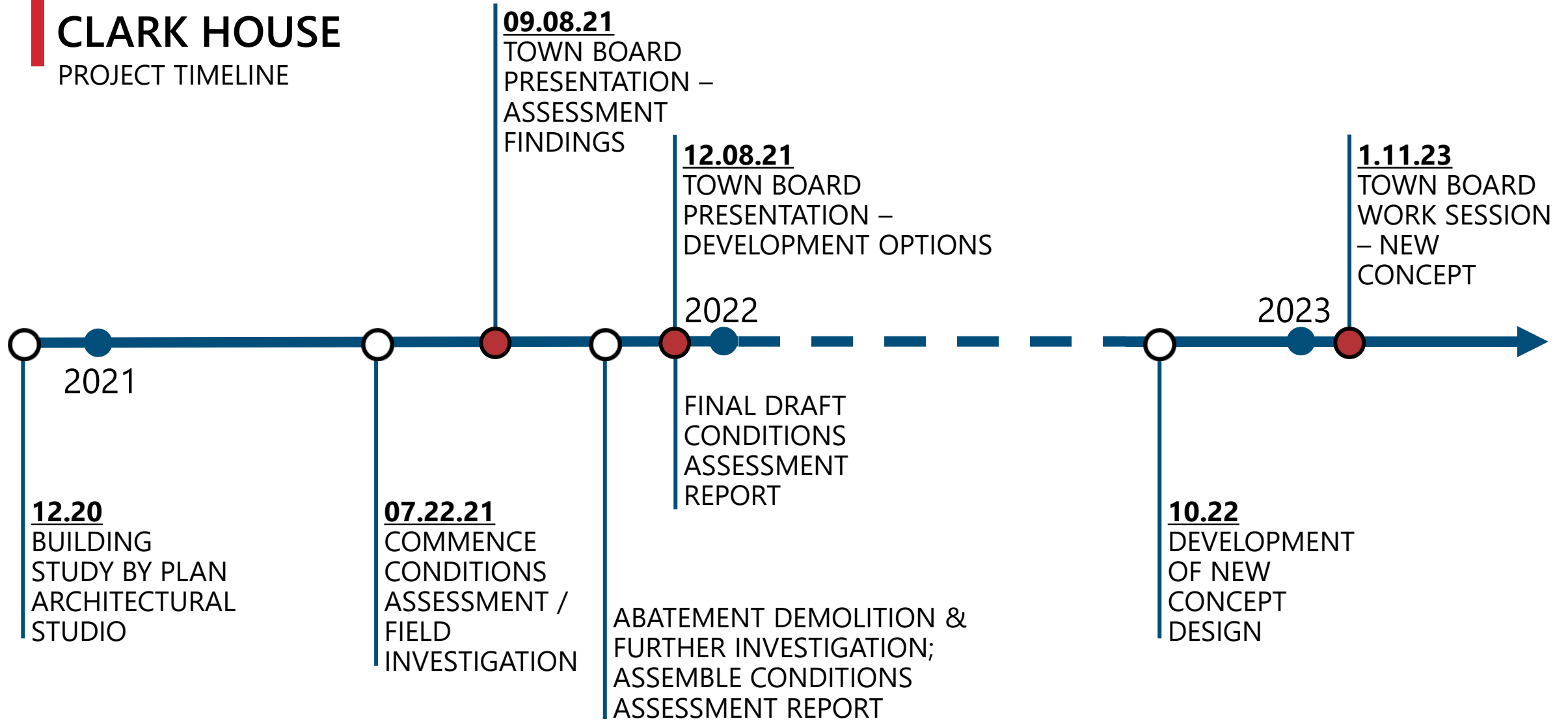
AGENDA

- **Introductions**
- **Brief Project History**
- **Current Design Direction**
- **Design Options**
 - **Materials**
 - **Patio**
 - **Rehabilitation vs. Replication**
- **Site Design Components**
- **Review Cost Estimate**



CLARK HOUSE

PROJECT TIMELINE





CLARK HOUSE

PROJECT COMPONENTS

Original Scope

- **Consider use by a third-party operator; all or part of the existing building**
- **Rehabilitation of the building shell, replacing and repairing as needed**
- **Interior gutting with MEP demolition back to the building service entry**
- **Low-level (grading modifications to meet ADA requirements and High-level (parking lot modifications for better traffic flow) site renovations**
- **Cart barn was included in the evaluation**



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EXISTING CONDITIONS: EXTERIOR

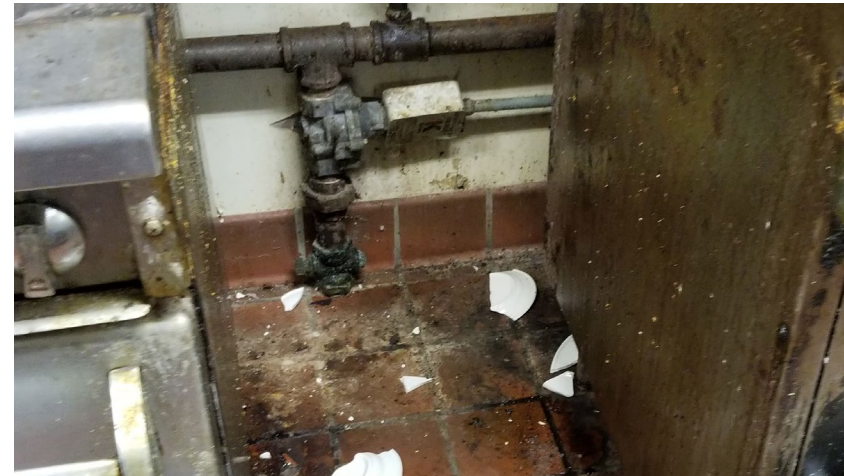


ROTTING WOOD PLATFORMS AND COLUMNS, DETERIORATED ROOF AND WINDOWS



CLARK HOUSE

EXISTING CONDITIONS: FIRST FLOOR



RUSTED EQUIPMENT, WATER DAMAGE, IMPROPER DRAINAGE, CRACKING & PEELING OF WALLS AND CEILINGS



CLARK HOUSE

EXISTING CONDITIONS: SECOND FLOOR



MINOR PAINT CRACKING & PEELING, FAULTY WINDOWS



CLARK HOUSE

EXISTING CONDITIONS: BASEMENT



WET & DAMP CONDITIONS, MASONRY NEEDS REPOINTING, PIPE COLUMNS & JACKPOSTS ARE RUSTING AT BOTTOM



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EXISTING CONDITIONS: EXTERIOR ASSEMBLY



EXTERIOR ASSEMBLY DETERIORATING AT GRADE





CLARK HOUSE

MAJOR AREAS OF CONCERN

Structure

- Sill beams, plates, and sheathing around the entire perimeter need to be replaced due to rotting. Building to be raised and shored to complete this work.
- Exterior porches are cracked and rotted with sagging roofs
- Evidence of cracking and sagging where pro shop is unsupported

Envelope

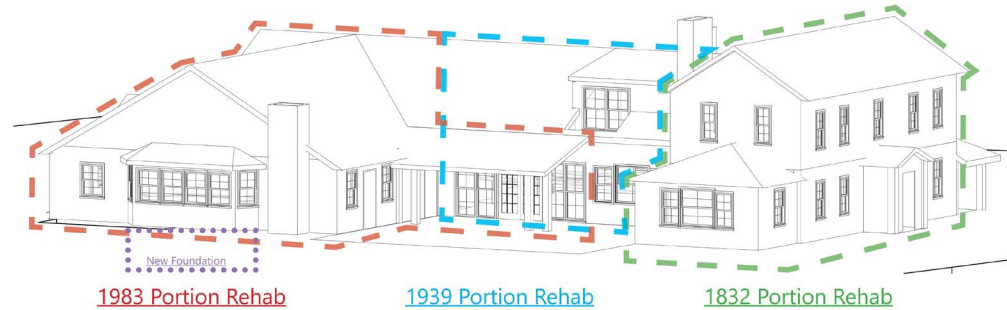
- Noticeable water damage in many locations, including foundations and dormers
- Inadequate insulation in exterior walls and windows
- Broken and damaged siding, roofing, trims, shutters, etc. need replacement



CLARK HOUSE

INITIAL DEVELOPMENT STRATEGIES

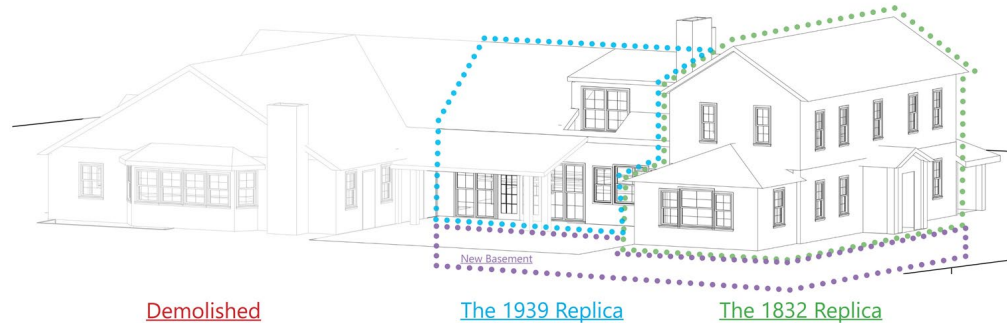
Rehabilitation



2021 COST ESTIMATE:

Approximately \$2,260,000

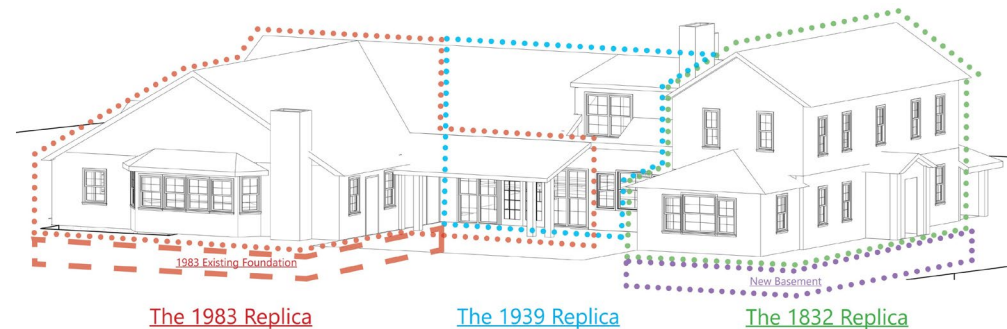
Partial Replication



2021 COST ESTIMATE:

Approximately \$1,625,000

Replication



2021 COST ESTIMATE:

Approximately \$2,900,000



CLARK HOUSE

CURRENT DESIGN DIRECTION

Current Scope

- **Demolish 1939 and 1983 portions of the building and Rehabilitate or Replicate 1832 portion**
- **Develop a Town Lodge as event space for larger gatherings**
- **Provide restrooms for private functions and for public use**
- **Design should complement original Clark House but not overwhelm**
- **Cart barn not in scope**



CLARK HOUSE

CURRENT DESIGN: SPACE ALLOCATION

Existing footprint 5,145 sf

New footprint 6,240 sf

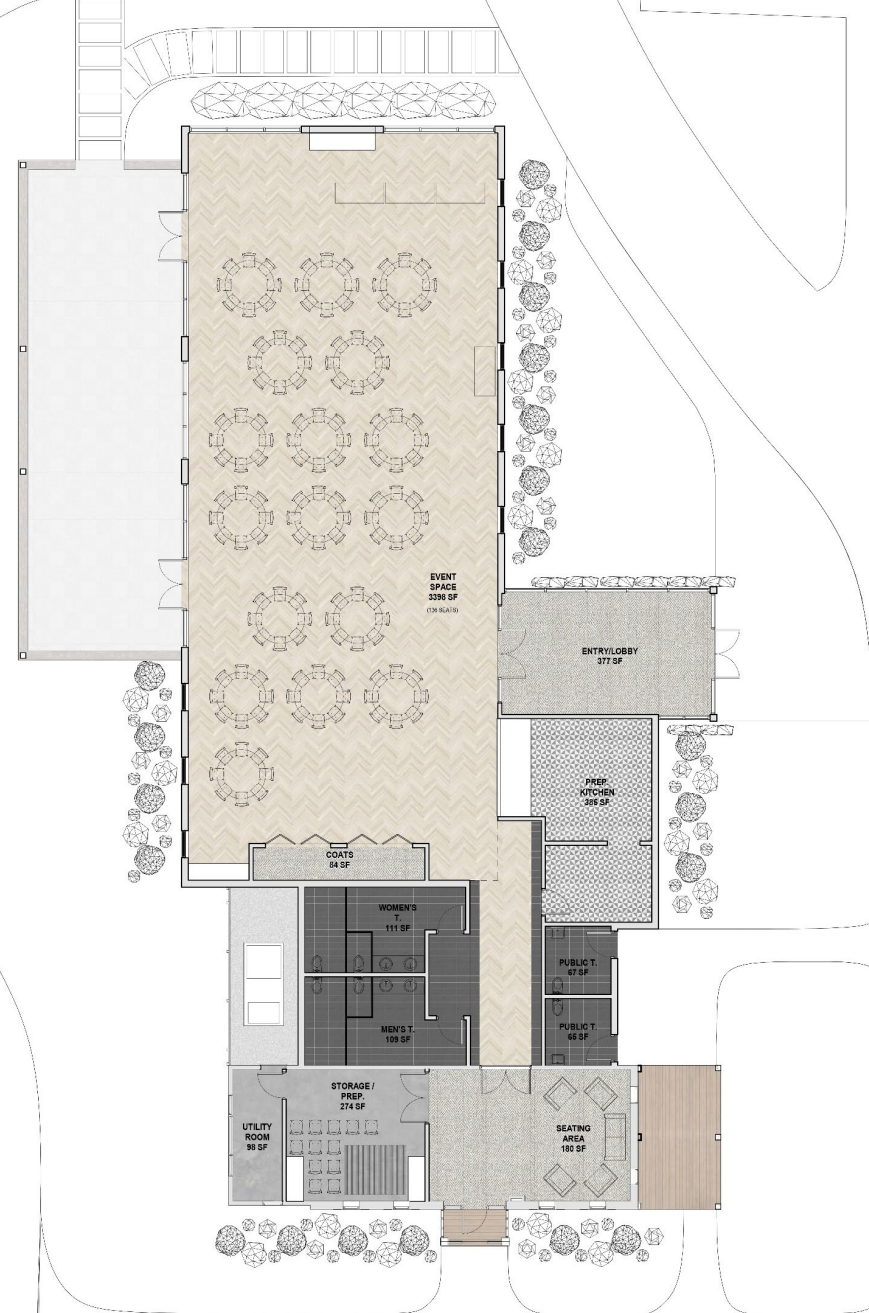


CLARK HOUSE

CURRENT DESIGN DIRECTION: FLOOR PLAN

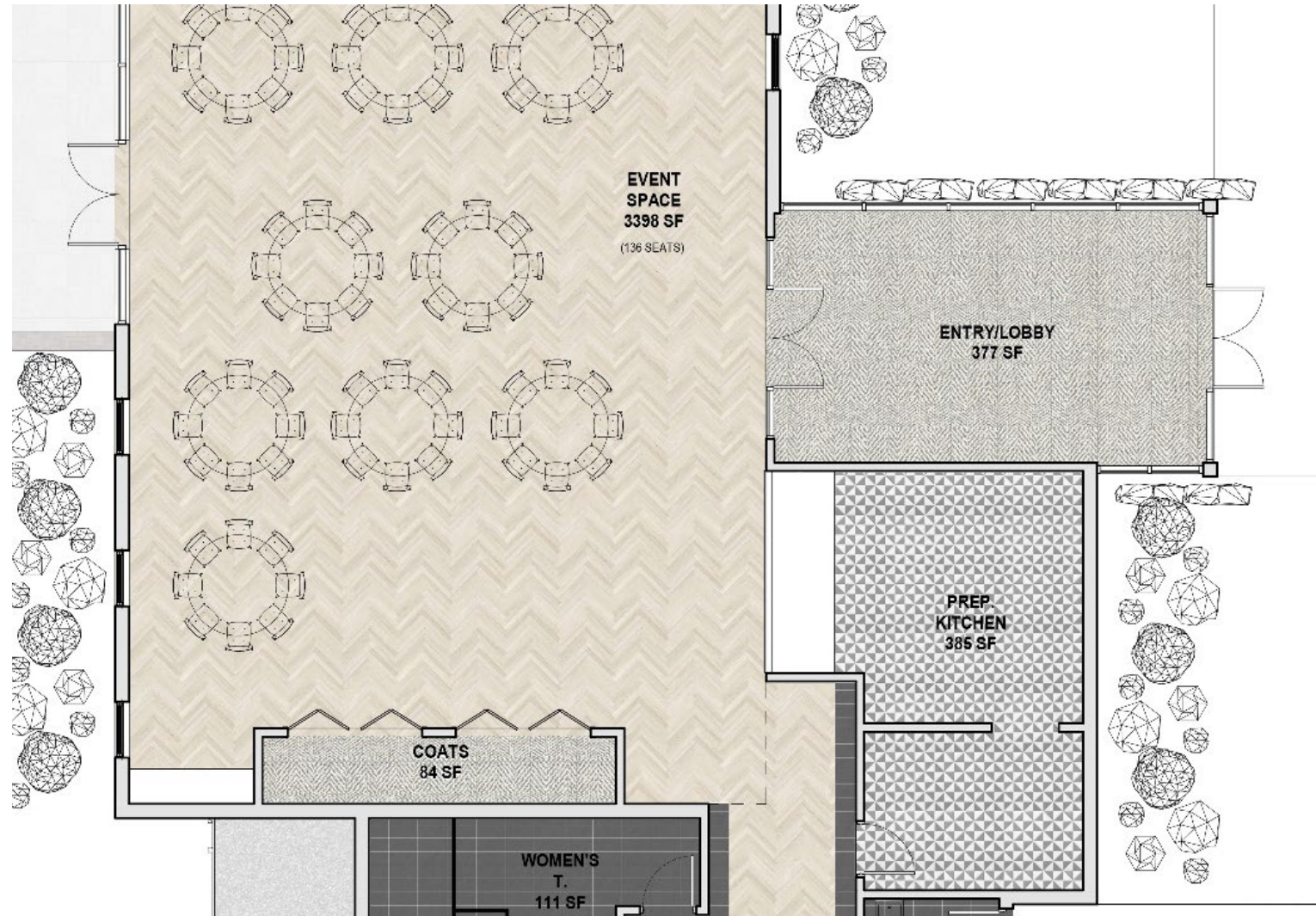
Project Highlights

- Building entry is clearly defined from the parking area and arranged in a way to not inhibit the event.
- Access to Prep. Kitchen from Event Space with pass-through countertop.
- Connection to existing house – low-roof connector area to maintain emphasis on house.
- Programmed use of existing house.
- Event Space - emphasis on views of park to the North and West with large glass openings; fireplace; access to covered patio.



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CURRENT DESIGN DIRECTION: FLOOR PLAN



CLARK HOUSE

CURRENT DESIGN DIRECTION: FLOOR PLAN



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CURRENT DESIGN DIRECTION: EXTERIOR VIEWS



CLARK HOUSE

CURRENT DESIGN DIRECTION: EXTERIOR VIEWS



NATIONAL FIRM. STRONG LOCAL CONNECTIONS.

CLARK HOUSE

CURRENT DESIGN DIRECTION: EXTERIOR VIEWS



CLARK HOUSE

CURRENT DESIGN DIRECTION: EXTERIOR VIEWS



CLARK HOUSE

CURRENT DESIGN DIRECTION: EXTERIOR VIEWS



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CURRENT DESIGN DIRECTION: INTERIOR VIEW



NATIONAL FIRM. STRONG LOCAL CONNECTIONS.

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CURRENT DESIGN DIRECTION: INTERIOR VIEW



NATIONAL FIRM. STRONG LOCAL CONNECTIONS.

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DESIGN OPTIONS: MATERIALS



Field Stone



Vertical Siding



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DESIGN OPTIONS: MATERIALS



Field Stone

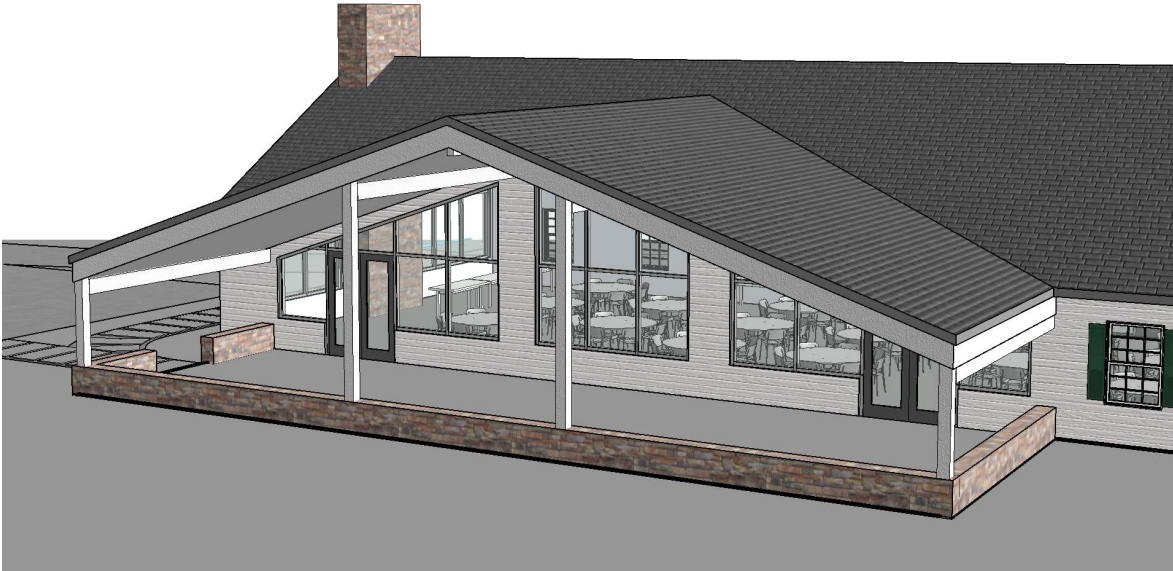


Vertical Siding

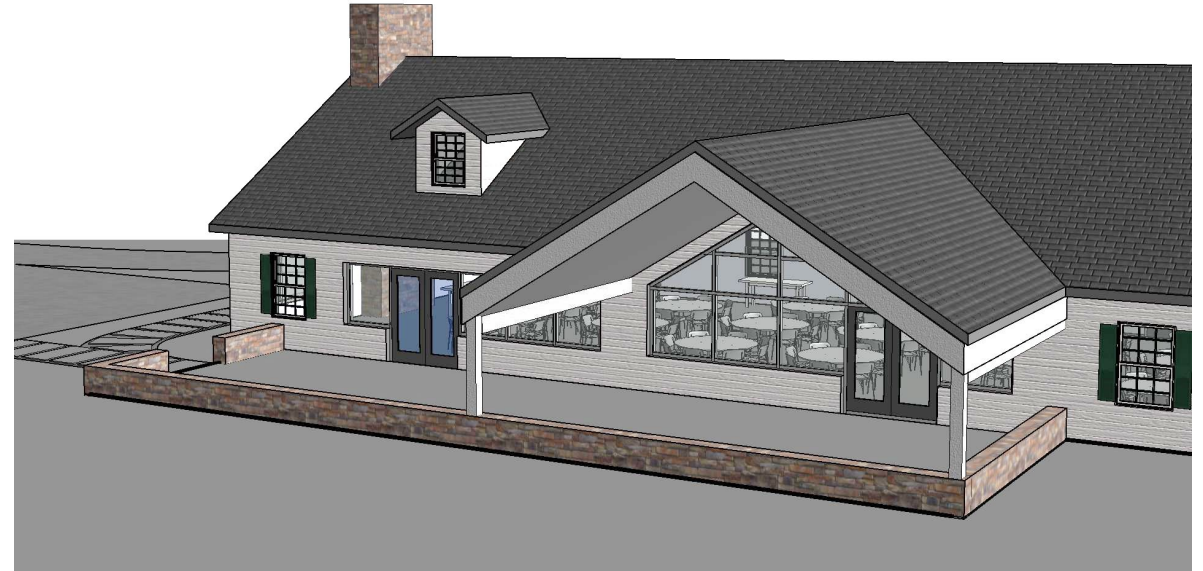


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DESIGN OPTIONS: PATIO



Full Patio Canopy

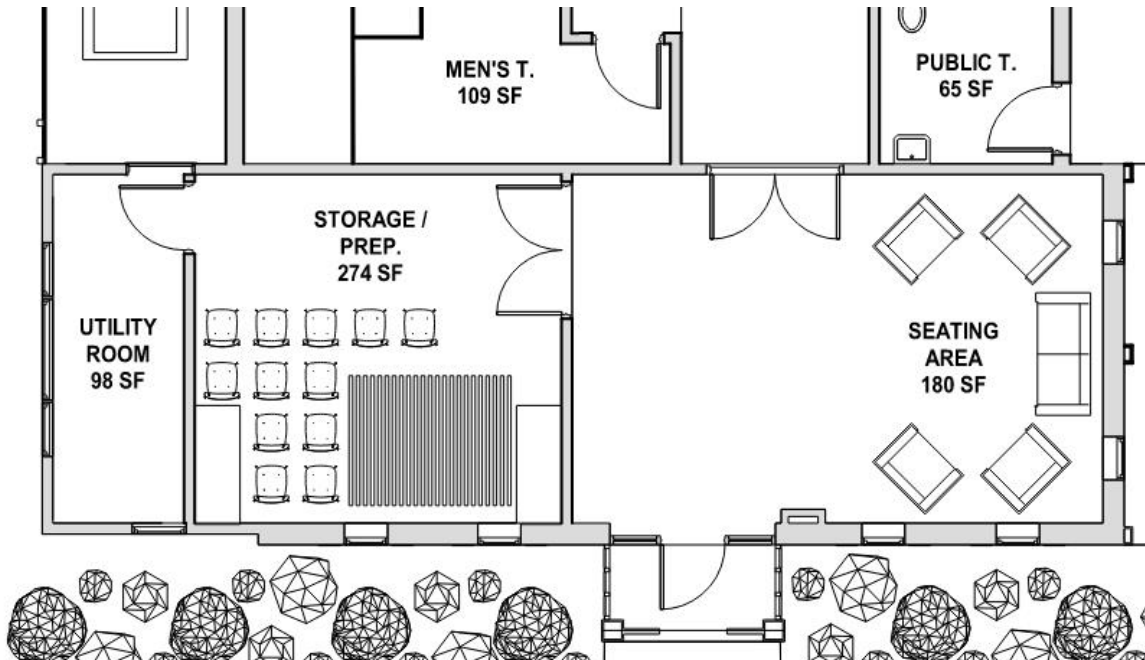


Partial Patio Canopy

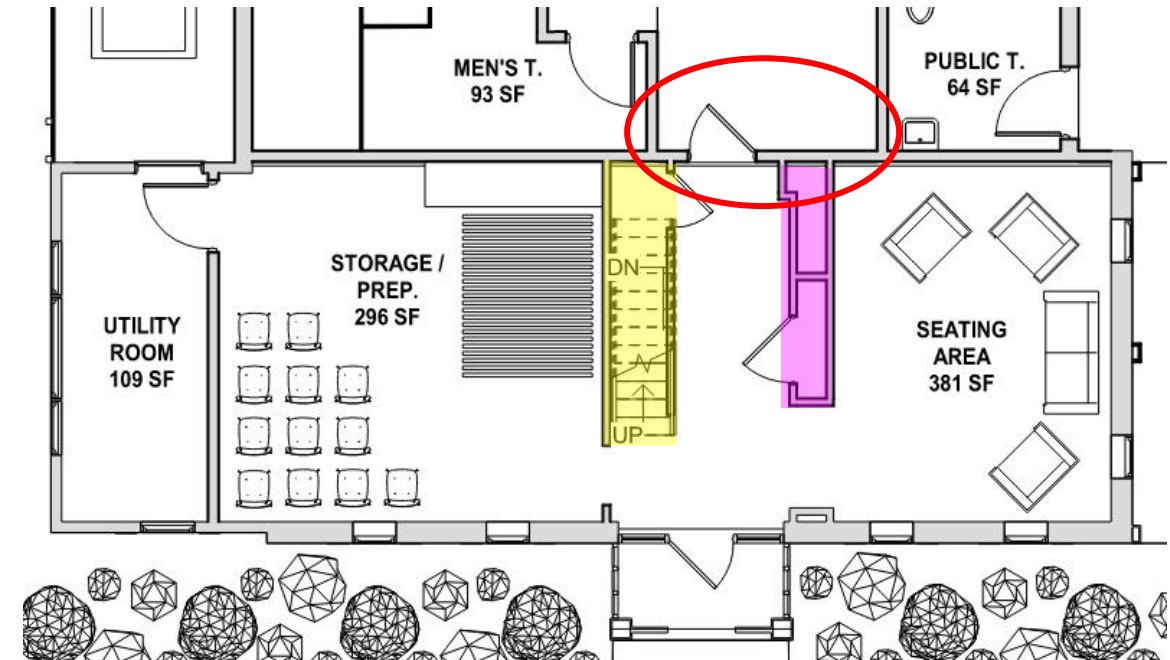


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DESIGN OPTIONS: REPLICATION VS. REHABILITATION



Replication

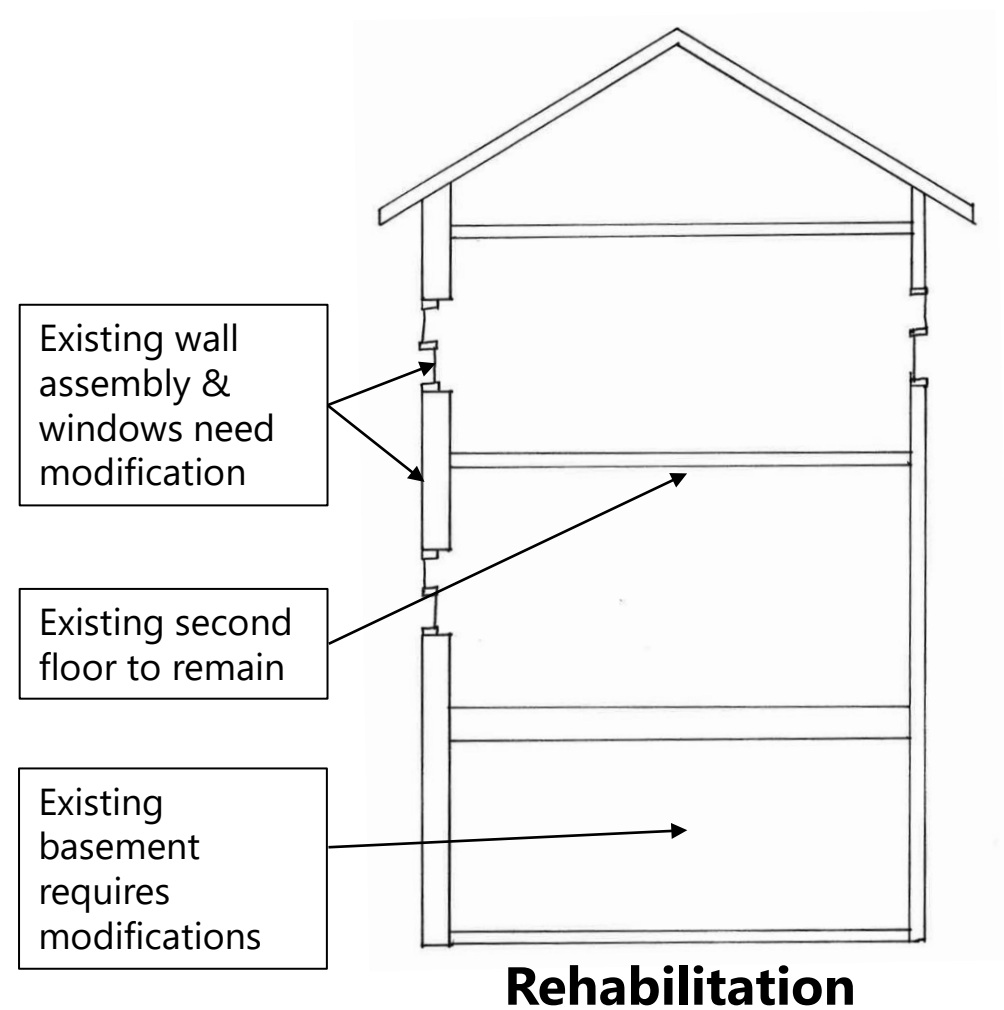
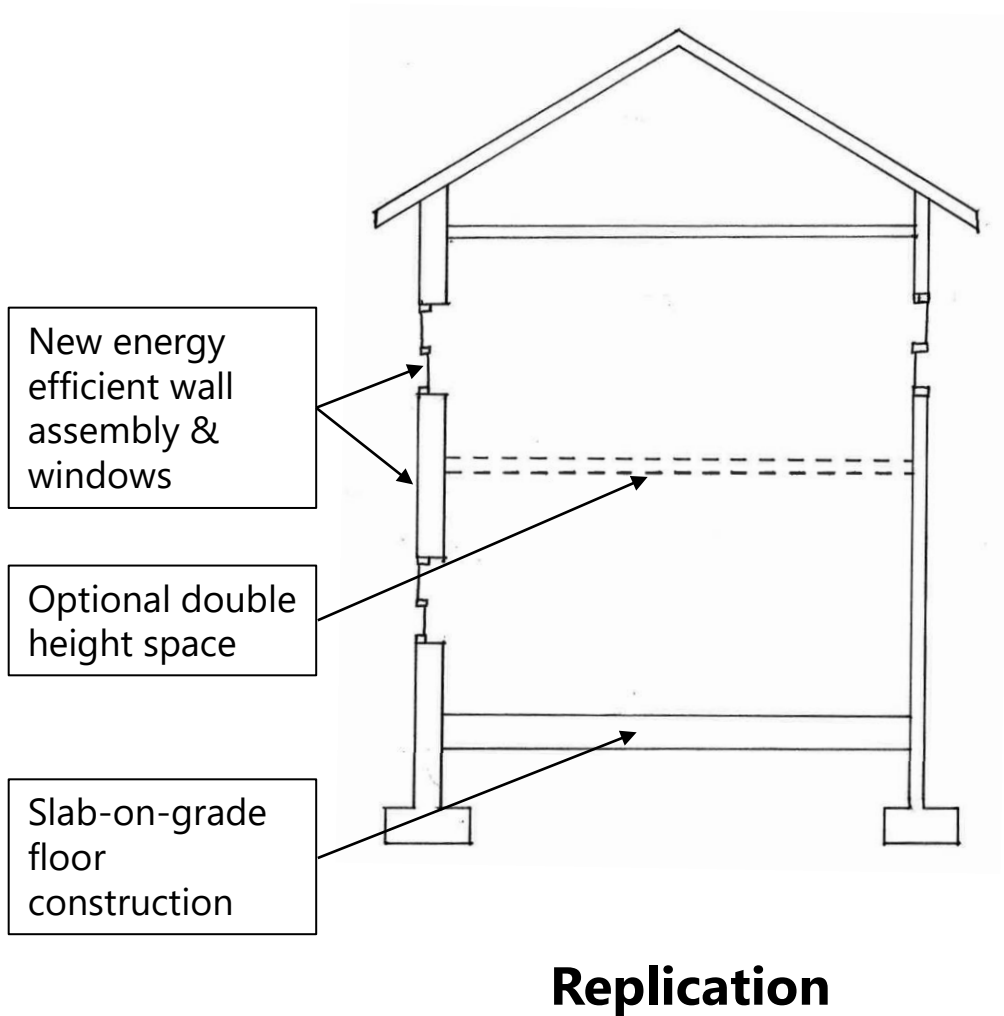


Rehabilitation



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DESIGN OPTIONS: REPLICATION VS. REHABILITATION



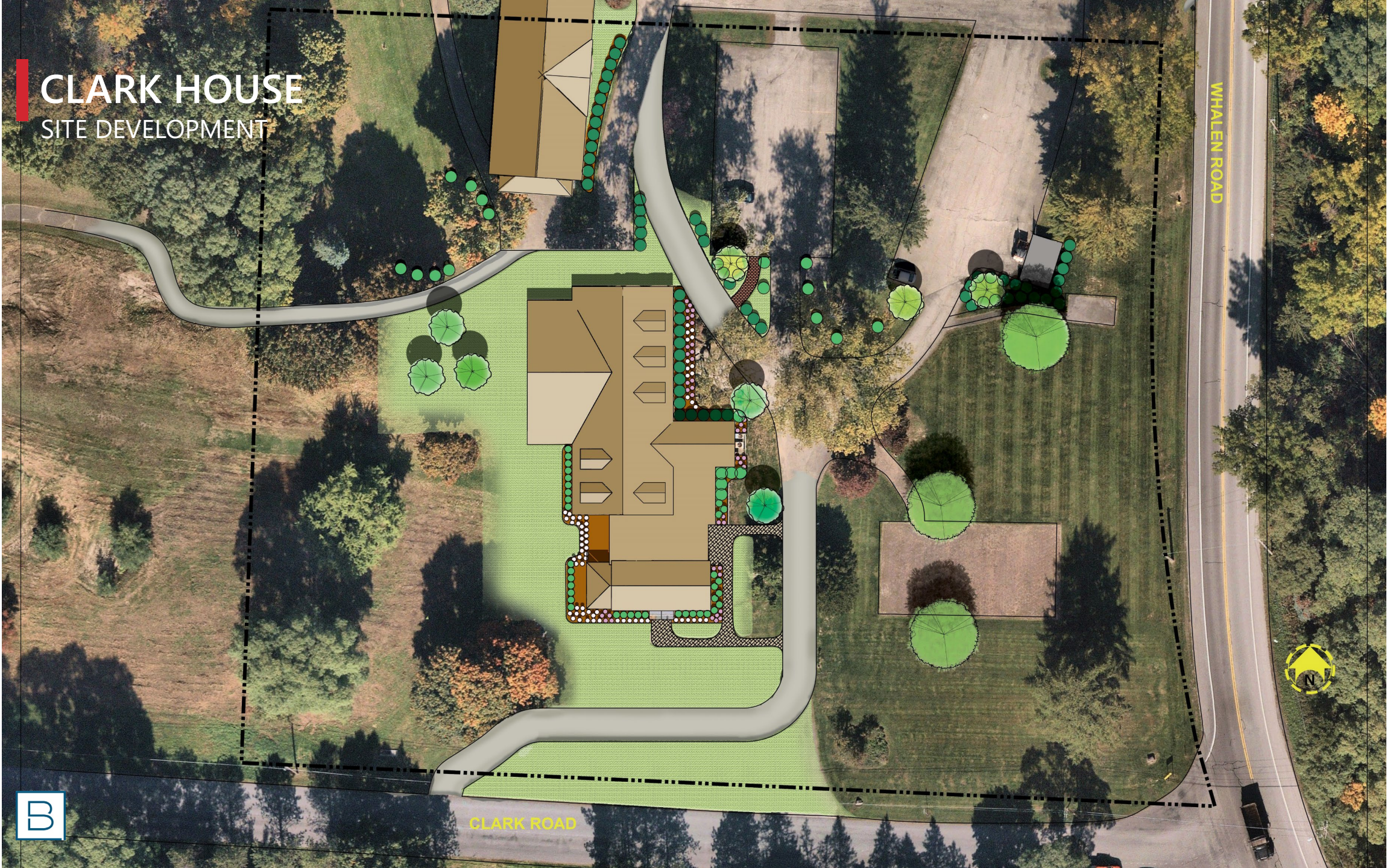
CLARK HOUSE

SITE DEVELOPMENT

B

CLARK ROAD

WHALEN ROAD



CLARK HOUSE

CURRENT COST ESTIMATE

Replication \$3,793,000

Rehabilitation \$3,832,000



DJB Builds			Replication		Rehabilitation	
CONCEPTUAL ESTIMATE			CONCEPTUAL ESTIMATE		CONCEPTUAL ESTIMATE OPTION 2	
Docs Dated: 01/06/2023			Docs Dated: 01/06/2023		Docs Dated: 01/06/2023	
Gross S.F.			Gross S.F.		Gross S.F.	
6,237			6,237		6,237	
CSI Division	TRADE		Cost	Cost / SF	Value	Cost / SF
02 00 00	Demolition		\$41,747	\$6.69	\$22,886	\$3.67
31 00 00	Site Earthwork		\$500,000	\$80.17	\$500,000	\$80.17
32 00 00	Exterior Improvements		\$0	\$0.00	\$0	\$0.00
32 30 00	Site Improvements		\$24,989	\$4.01	\$24,989	\$4.01
33 00 00	Site Utilities		\$0	\$0.00	\$0	\$0.00
03 00 00	Concrete		\$146,363	\$23.47	\$126,747	\$20.32
04 00 00	Masonry		\$68,168	\$10.93	\$68,168	\$10.93
05 00 00	Metals		\$22,075	\$3.54	\$22,075	\$3.54
06 00 00	Carpentry		\$644,017	\$103.26	\$706,407	\$113.26
07 00 00	Roofing & Waterproofing		\$148,851	\$23.87	\$148,851	\$23.87
08 00 00	Doors and Windows		\$195,011	\$31.27	\$195,011	\$31.27
09 00 00	Finishes		\$129,029	\$20.69	\$129,029	\$20.69
10 00 00	Specialties		\$12,671	\$2.03	\$12,671	\$2.03
11 00 00	Equipment		\$13,768	\$2.21	\$13,768	\$2.21
12 00 00	Furnishings		\$20,442	\$3.28	\$20,442	\$3.28
13 00 00	Special Construction		\$0	\$0.00	\$0	\$0.00
14 00 00	Vertical Transportation		\$0	\$0.00	\$0	\$0.00
21 00 00	Fire Protection		\$20,652	\$3.31	\$20,652	\$3.31
22 00 00	Plumbing		\$76,232	\$12.22	\$76,232	\$12.22
23 00 00	HVAC		\$120,701	\$19.35	\$120,701	\$19.35
26 00 00	Electrical		\$127,356	\$20.42	\$127,356	\$20.42
27 00 00	Technology		\$17,210	\$2.76	\$17,210	\$2.76
01 21 16	Cost Escalation	4.00%	\$122,600	\$19.66	\$123,880	\$19.86
01 21 16	Estimating Contingency	10.00%	\$306,500	\$49.14	\$309,700	\$49.66
01 21 16	Design Contingency	5.00%	\$153,250	\$24.57	\$154,850	\$24.83
01 21 16	Construction Contingency	5.00%	\$153,250	\$24.57	\$154,850	\$24.83
			\$0.00		\$0.00	
Subtotal - Direct Costs			\$3,065,000	\$491.40	\$3,097,000	\$496.47
01 50 00	General Conditions	3.00%	\$91,950	\$14.74	\$92,910	\$14.90
01 00 00	General Requirements	1.50%	\$45,975	\$7.37	\$46,455	\$7.45
01 00 10	Contractor Staff	5.00%	\$153,250	\$24.57	\$154,850	\$24.83
01 64 00	Owner Soft Costs	0.00%	\$0	\$0.00	\$0	\$0.00
01 41 00	Permits & Fees	0.25%	\$7,663	\$1.23	\$7,743	\$1.24
			\$0	\$0.00	\$0	\$0.00
			\$0	\$0.00	\$0	\$0.00
00 61 00	Bonding & Insurances	2.15%	\$81,550	\$13.08	\$82,388	\$13.21
00 62 16	General Liability Ins.	1.15%	\$43,620	\$6.99	\$44,068	\$7.07
00 62 16	Builders Risk Ins.	1.00%	\$37,930	\$6.08	\$38,320	\$6.14
	Contractor Fee	8.00%	\$303,440	\$48.65	\$306,560	\$49.15
			\$0.00		\$0.00	
Total Construction Costs			\$3,793,000	\$601.04	\$3,832,000	\$607.24
01 64 00	Owner's Costs		\$0	\$0.00	\$0	\$0.00





CLARK HOUSE

SUMMARY

- **This redesign of the Clark House provides new life to a Town Landmark and provides functional space for Penfield as a Town Lodge, large enough to hold weddings and events up to 150 people.**
- **The new addition will be in a style and of materials complementary to the existing house, while providing a warm, rustic interior.**
- **Whether to rehabilitate the existing Clark House portion or to replicate with a new structure is to be determined. Cost estimates cannot assess the value to the community of one method vs. the other.**
- **The project will include site improvements to make the facility more accessible, separate public from private functions, and maintain connection to all of the maintained trails.**





For additional information or questions:

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