

TO: Honorable Catherine Liendecker, Mayor
Village of Lyons Falls

FROM: Carrie Tuttle, PhD, PE, CSP
Director of Engineering

DATE: January 25, 2013

SUBJECT: Lyons Falls Mill Redevelopment Progress Report – January 2013

This month the Authority provided coordination and attended a January 8, 2013 Site Reconnaissance field visit a geologist from Nobis Engineering, Inc., the U.S. EPA's consultant. The purpose of the site visit was to tour Phase 2 – 4 areas of the site to assess potential hazards and determine what assistance the EPA may be able to provide with respect to site clean-up. A report from EPA/Nobis will be forthcoming.

Several historical Mill drawings and reports were salvaged from the site during the January 8th site visit. Approximately 50% of these documents were scanned; the remaining are still in progress. These documents may be of historical significance to the Village and it's recommended that the remaining documents be removed from the site before additional damage occurs or the documents become inaccessible due to further structural damage to the buildings. NYS Archives grant funding may be available to assist the Village or the LCDC with salvaging and archiving these documents. If the Village proceeds with a museum, the records obtained from the site may be very beneficial.

The Authority provided consultation to the Village regarding recommended communications to residents surrounding the Mill property and drafted GIS maps and a mailing list to assist in developing a list of interested residents to provide information about the status of the project. C. Tuttle met with Mr. Petteys, upon request of the Mayor, to assist in answering questions regarding the scope of the project and the priorities for utilizing funding to complete demolition.

O'Brien & Gere met with stakeholders and the Authority on January 11, 2013 to review project status. At this meeting D. Meixell provided a copy of a Summary of Positive Asbestos Survey Findings and Report Highlights. Draft reports were developed by OB&G and their subcontractors that summarize the hazardous materials found included an asbestos survey, lead based paint assessment, universal/hazardous waste assessment and structural analysis.

D. Meixell explained that there were "no surprises" in any of the environmental assessments. As expected, the predemolition survey indicates universal waste, asbestos, some lead paint, and misc. drums of mostly oils. The only unusual item discovered was a small mercury spill on the loading dock. The stakeholders reviewed the sequence of construction and requested the Authority to obtain quotes on behalf of the Village to complete the mercury spill clean up ahead of construction. This will prevent inadvertent spread of the contamination. Asbestos abatement, universal waste removal, salvage of steel will all be the contractors responsibility and these items will be incorporated into the bid documents that OB&G is preparing.

C. Tuttle (DANC) spoke and P. Grevelding (OB&G) discussed Kruger's need for access through Building 4 with D. Parker (Kruger) after the meeting. OB&G has provided a revised schedule that incorporates key milestones dates so Phase 1 of the project can move forward with demolition this construction season. To ensure that demolition can be accomplished with the \$1M funding that was awarded through the CFA process, OB&G proposes to prepare documents for asbestos abatement, universal waste removal and demolition of buildings 5,6,7,8,9,10 and 21 to the floor above water level. An alternative bid will be for asbestos abatement and universal waste removal for all the same buildings but demo of 6,7,8 and 21. Their proposed schedule revised schedule is as follows:

- Draft bid documents 2/25/13 , 2 weeks for your review
- Bids out 3/25/13
- Bids received 4/25/13
- Bid review and recommendation 5/10/13
- Bid award 5/24/13
- Begin abatement 6/3/13
- Demo complete 10/16/13

Stakeholders are awaiting the proposal requested from OB&G to complete Priorities 2 – 4 in the RPF which would entail environmental survey and engineering for the remaining structures to be demolished, completion of a feasibility assessment of structures that may be retained, and assessment of the ancillary site structures that will require demolition. Once this information is received, the stakeholders can decide whether they would like to immediately proceed with this work or wait until other potential funding sources can be obtained (i.e., EPA monies, etc.)

The project sign was installed and can be seen below.



Photo taken 1/11/13.