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TO: Honorable Catherine Liendecker, Mayor
Village of Lyons Falls

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

DATE: March 22, 2013

SUBJECT: Lyons Falls Mill Redevelopment Progress Report – March 2013

On February 28th Authority representative C. Tuttle attended a progress meeting with the Village of Lyons Falls, Lewis County, LCDC, O'Brien & Gere (OB&G) and the Tug Hill Commission to review draft Phase 1 Bid Documents. Several items were discussed during the meeting and it was decided that OB&G would combine their two separate construction bid documents into one for Hazardous Materials Abatement and Demolition as this would be the most efficient way to proceed. OB&G indicated today that they should have this document completed and ready for stakeholder review very soon. It's anticipated that the Phase 1 scope of work could be ready to bid by May 2013. The stakeholders also discussed options for proceeding with SEQR for the site. Immediately following the technical meeting, OB&G was excused and M. Capone and J. Wright joined the meeting to discuss the funding coordination plan for each of the phases. Minutes of both meetings were distributed to stakeholders.

On March 5th M. Capone and C. Tuttle attended a conference call with Lewis County staff to discuss the funding strategy for the separate phases of the project and an EDA grant application that Lewis County planned to submit. M. Capone developed a phased project funding outline that illustrates the grant, matching and gap funds, as they relate to each of the phases of the project which are now being pursued.

C. Tuttle provided assistance to the Tug Hill Commission in finalizing the RFP for the Village of Lyons Falls Wastewater Treatment Plant (WWTP) CWSRF Planning Study Grant project. As part of this assistance, C. Tuttle provided assistance responding to technical questions raised by the consultants, attended a pre-proposal walk-through on March 8th, and reviewed submittals and provided comments in order to facilitate short-listing consultants for interviews (planned for March 25).

As requested by the Village, C. Tuttle contacted CRA and requested they submit a proposal for Phase 2-4 engineering services as outlined in the original RFP that was developed by the Authority. C. Tuttle attended a walk-through with CRA representatives on March 8th so they could review the buildings that would be included in their proposal. C. Tuttle also worked with OB&G to obtain a proposal for Phase 2-4.

On March 13, 2013 the Authority facilitated a conference call to finalize a plan for proceeding with SEQR and SHPO. During this call it was agreed that OB&G would draft a Type II SEQR Action for the Phase 1 demolition project based on the SEQR regulations that permit “emergency actions”. J. Bartow had previously approached ESD with this concept and it was received favorably. OB&G also agreed to prepare a submittal to SHPO on behalf of the Village. There were some questions raised during this call regarding the condemnation status of the warehouse/office buildings. Lewis County agreed to review their files and provide back up information on DropBox for use by the consultants. Additionally, the LCDC noted that GYMO was hired to do a prior evaluation of some of the buildings to determine if they were salvageable. A copy of this report was requested to share with the consultants that are proposing on Phase 3 of the project, which includes completing a feasibility assessment of the warehouse/office buildings. Notes of this meeting were distributed to stakeholders.

As requested by the Village, the Authority worked with Paragon Environmental Construction to execute a contract to proceed with the clean-up of the mercury spill in Building 10. A contract is in place and Paragon is awaiting weather above 40 degrees to complete the scope of services.

C. Tuttle spoke with representatives from Nobis Engineering on March 22, 2013 regarding the EPA scope of work for Phase 2. Preliminary information indicates that the EPA may fund the Hazardous Materials Assessment/Survey and development of demolition documents for Buildings 15-18 and 22. J. Brunell (Nobis) is planning to be onsite from March 27 – 29 to complete a more detailed site visit and construct floor plans of each of the buildings that will be included in their scope of work. He has requested that J. Skorupa assist with their walk-through, if available.

Once the EPA’s scope of work is determined, C. Tuttle will request that CRA and OB&G modify their proposals to avoid duplication of efforts and a progress meeting will be scheduled to review and determine next steps for Phase 2, 3, and 4. This month the Authority attended a meeting on January 30th with ABS, Tug Hill Commission, the Village of Lyons Falls, Lewis County and LCDC representatives to discuss the status of ABS pilot project. ABS presented a PowerPoint explaining the process they plan to utilize. The group discussed the status of utilities as they presently exist on the site. At this time ABS does not have funding to proceed with their pilot but have still indicated an interest in utilizing the Chemical Building should funding come through for them to proceed.