



Water and Wastewater Facilities

Warneck Pump Station
23557 NYS Route 37
Watertown, New York 13601

Telephone (315) 661-3210
Telefax (315) 661-3211
Emergency Telephone (315) 786-4000

Open Access Telecom Network

Dulles State Office Building
317 Washington Street, Suite 406
Watertown, New York 13601

Telephone (315) 661-3200
Telefax (315) 661-3201
Emergency Telephone (866) 669-3262

Solid Waste Management Facility

23400 NYS Route 177
Rodman, New York 13682

Telephone (315) 661-3230
Telefax (315) 661-3231

WWW.DANC.ORG

TO: Honorable Catherine Liendecker, Mayor
Village of Lyons Falls

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

DATE: February 22, 2013

SUBJECT: Lyons Falls Mill Redevelopment Progress Report – February 2013

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.

C. Tuttle provided assistance to the Tug Hill Commission on the development of a Request for Proposal (RFP) for the Clean Water State Revolving Fund Planning grant that the Village was awarded. The RFP will result in a preliminary engineering report that identifies necessary improvements in the Village's Sewage Collection and Treatment System to support future development at the Mill Site. To accommodate the ultimate development, several scenarios will be explored to determine how much excess capacity exists within the current system, and at what point expansion will be required. This project is anticipated to be completed by the end of November 2013 and is being funded with a \$30,000 grant and a 20% co-share from the Village.

On January 31st, C. Tuttle attended the LCDC Board meeting and provided an update on the status of the Mill Redevelopment Project. Copies of the January Village Progress Report were handed out to Board members.

C. Tuttle met with D. Parker in Potsdam on February 1st to discuss Kruger's needs for site access. At this meeting, the conceptual plan for structuring the construction documents was reviewed. OB&G will segregate the access road from the main Phase 1 demolition scope as an "additive bid" item. C. Tuttle explained to Mr. Parker that it is critical for Kruger to provide details about their access requirements (load bearing capacity of road, elevation that access will be required, etc.) so these details can be incorporated into the design and construction documents. It was further relayed that to stay on schedule for demolition this summer, OB&G would proceed with their design, if Kruger was unable to provide the information. When that information becomes available it can be added via a change order to the contractor's scope or incorporated in the bid phase, depending on timing of the information

received from Kruger. As of the date of this report, this information has not been provided, despite follow up with Mr. Parker from OB&G and the Authority. D. Parker did indicate a willingness on behalf of Kruger to contribute financially for the access road costs, although the exact cost of these improvements will not be known until the project is bid.

As requested at the last Progress meeting of stakeholders, the Authority scheduled a site visit with contractors on February 7th to provide quotes to clean up the mercury spill in Building #10, adjacent to the loading dock. The pictures below illustrate the general area of the mercury spill, and a close up photo highlighting the droplets of mercury that are typical in the area.



Four qualified contractors were solicited and met on site with C. Tuttle, P. Cheresnoski (Environmental Coordinator for the Authority), and J. Skorupa. The contractors were provided with a tour of the entire site that is included in the Phase 1 demolition project, in addition to the mercury spill area, as they expressed an interest in submitting a bid for that phase of the clean up project. Four responses were received and have been posted in the Drop Box folder for reference. The bids are summarized below. The Authority recommends that the clean-up work proceed with Paragon Environmental Construction. Paragon is a very reputable contractor that has worked with the Authority on several projects.

Lyons Falls Mill Redevelopment Mercury Cleanup Quotes		
DATE	VENDOR	QUOTE TOTAL
2/18/2013	<u>Paragon Environmental Construction</u>	\$ 4,100.00
2/20/2013	<u>Safety-Kleen</u>	\$ 7,052.00
2/21/2013	<u>Abscope Environmental</u>	\$ 9,900.00
2/21/2013	<u>Op-Tech</u>	\$ 6,516.00

Authority staff participated in several conversations with Lewis County Economic Development regarding developing a plan for future funding and ensuring commitment to current funding award local share is met.

C. Tuttle coordinated with OB&G and provided information required for the development of the construction bid documents. Questions were answered regarding M/WBE requirements,

prevailing wage rates, and other administrative details that will need to be included in the bid documents.

OB&G has indicated that they plan to have draft documents to us by the 25th as previously committed, by segregating the Kruger portion of the work as an additive bid item. As a reminder their previously revised OB&G schedule is as follows. To proceed with award, funding will have to be in place with the \$1M CFA award.

- 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

As noted in last month's report Stakeholders are still 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.) OB&G has indicated they will have this information to stakeholders the week of the 25th.

The next progress meeting with OB&G is schedule for February 28th at 9:00 a.m. at the Village of Lyons Falls municipal building. It will be followed by a coordination meeting with stakeholders.