



**TO:** Honorable Catherine Liendecker, Mayor  
Village of Lyons Falls

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

**DATE:** August 13, 2014

**SUBJECT:** Lyons Falls Mill Redevelopment Progress Report – July 2014

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The Authority's invoice for this period totaled \$2,539.68 and project services to date total \$45,025.68 versus a budget of \$50,000. At the current rate of effort, the budget for Phase 1 services is expected to be expended by October 2014. A draft agreement was presented to the Village and the LCDC last month. The second phase services of \$50,000 was anticipated and included in the original project budget, and the Authority recommends execution of that agreement at this time.

A summary of the work performed this period follows:

On July 8, 2014 C. Tuttle reviewed RPCI's schedule of values and draft requisition #1.

On July 10-11, and the 17<sup>th</sup> M. Capone and C. Tuttle compiled documentation for the CFA#1 Empire State Development submittal which included SEQR, SPHO, and cost documentation. The budget tracking spreadsheet was updated to document the total costs of CFA#1. A copy of this spreadsheet can be found on Dropbox at:

<https://www.dropbox.com/s/tsj18fqkt8kpgy7/CFA%20Detailed%20Budget.xlsx>

On July 9, 2014 C. Tuttle conducted a site visit to meet with RPCI and CRA's representative, Matthew Russo, to review hazardous materials that were not previously identified on the hazardous material survey. RPCI was directed to stage potentially hazardous materials in an area that isn't slated for demolition at this time so the materials can be characterized and costs determined. During the inspection several items were identified as non-hazardous and can be disposed of with regular municipal solid waste.

On July 14, 2014 C. Tuttle compiled documentation for Empire State Development to support an in-kind contribution toward CFA#2 for the waiver of Lewis County's \$15/ton solid waste tip fee and the Authority's reduction in friable asbestos, bulk asbestos, and construction and demolition debris.

On July 15, 2014 J. Wright, M. Capone and C. Tuttle participated in a media event to increase awareness about the demolition project.

On July 17, 2014 C. Tuttle participated in a conference call with CRA and RPCI to discuss the additional asbestos items and differences in quantities from the asbestos survey performed by Adirondack Environmental.

On July 22, 2014 the Authority's Monthly Progress report for June services was prepared.

On July 23, 2014 C. Tuttle attended the monthly construction progress meeting onsite.

On July 24, 2014 C. Tuttle reviewed CRA's latest invoice and provided comments. A draft invoice was prepared for Kruger and sent to LCDC to sign. C. Tuttle also worked with RPCI to adjust their payment application to meet Kruger's requirements with respect to how change order work is identified.

A response from the NYSDEC, dated July 24, was received approving the beneficial use of concrete and brick onsite for fill. There are conditions of approval that require periodic sampling, oversight of the contractor, and a closure report. A copy of the NYSDEC approval notification can be found on Dropbox at:

[https://www.dropbox.com/s/syy7sd3zm39n1ux/2014-07-25LyonsFallsPaper\\_PCBcontaminatedMasonryBUD.2014-07-25.letter.pdf](https://www.dropbox.com/s/syy7sd3zm39n1ux/2014-07-25LyonsFallsPaper_PCBcontaminatedMasonryBUD.2014-07-25.letter.pdf)

On July 30, 2014 C. Tuttle compiled information on asbestos air monitoring requirements for the remainder of the project and solicited quotes from two local firms to achieve cost savings from Sienna, which is located in Buffalo NY and was utilized as a sub to CRA to achieve MWBE goals. Now that the MWBE requirement is met, the LCDC has flexibility to secure a local firm that will be less expensive and not require CRA's oversight.

A summary of the outstanding and recently completed items follows:

<u>Action</u>	<u>Status</u>	<u>Owner</u>
1. Document Co-Funding	Complete – with exception of CFA#2 gap of \$291,627.78. This gap could be closed with Kruger invoices – pending notification from ESD regarding determination of eligible expenses for CFA#1.	C. Tuttle
2. Obtain NYSDEC Approval for BUD Request	Complete	C. Tuttle
3. Additional Asbestos & Hazardous Materials	Inventory completed to proceed with Change Order #6; some additional miscellaneous items may be identified in collapsed areas that can't be accessed safely yet.	C. Tuttle

4. Additional Asbestos Air Monitoring	Additional expenses will be documented and shared with Kruger on next invoice as this is an expense that should come out of contingency.	C. Tuttle
5. DANC Agreement for Second Phase of Project	Agreement drafted – awaiting approval by Village and LCDC	L. Dolhof, K. Liendecker