

SPECIAL WORK SESSION MEETING OF THE BOARD OF TRUSTEES  
Monday, February 7, 2022  
Regular Meeting began at 5:00 PM and ended at 6:15 PM

Meeting was held in person in the Harrietstown Town Hall Auditorium following all COVID 19 safety guidelines. The meeting was also on WEBEX.

Meeting was called to order by Deputy Mayor Little.

**ROLL CALL FOR MEETING:** Present Deputy Mayor Little  
Trustees: Richard Shapiro, Thomas Catillaz and Kelly Brunette.  
Staff also present: Village Clerk, Kareen Tyler, Deputy Clerk/Treasurer, Lidia O'Kelly, Community Development Director, Jamie Konkoski, Village Treasurer, and Elizabeth Benson.

Mayor Rabideau came in at 5:15PM

The board discussed the DRI projects and cost estimate, a copy of items discussed is attached and made part of these minutes.

**MOTION TO ADJOURN**

Chair Mayor Rabideau called for a motion.

Motion: Little Second Shapiro

Roll Call: Catillaz: yes, Brunette: yes, Shapiro: yes, Little: yes.

Kareen Tyler, Village Clerk



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## Memorandum

**To:** Village Board of Trustees  
**From:** Jamie Konkoski, Community Development Director  
**Date:** February 3, 2022  
**RE:** Cost Estimates for DRI Projects & Bid Package

### Current Status

- The DRI consulting team led by EDR has completed construction documents for six of the seven DRI projects. Final design decisions are needed for Woodruff St. West and Woodruff St. East before construction documents can be finalized for Woodruff St.
- National Grid has provided a conceptual design and cost estimate for moving the utilities underground on Woodruff St. (from Church St. to Broadway).
- EDR has prepared updated cost estimates based on construction documents for all projects and incorporated the estimated costs from National Grid for the underground utilities. The estimate also includes the cost of moving the other utilities (Spectrum, Verizon, e tc.) underground.

### Summary of Cost Estimate

- The total DRI award is \$4,133,506. The current cost estimate is over budget by \$541,392.
- The highlighted cells on the cost estimate reflect the work associated with moving the utilities underground. \$914,812 estimated total.

## **Design Options - Woodruff St. West**

### **Option A:**

Move the utilities underground and identify which project(s) not to include in the bid package (or prioritize the projects and EDR can finalize the bid package based on priorities).

### **Considerations:**

- National Grid's original cost estimate was \$460,000, but that was contingent on all affected property owners agreeing to convert their connections. There is one property owner that is not willing to do so, which means there would be a mix of underground and above ground services. That increased the cost of the project significantly.
  - o National Grid investigated the possibility of bringing overhead lines across the river from the north by the skate park but determined this is not feasible.
  - o National Grid's design would involve the Customer agreeing to take ownership of the pole and overhead conductors, which may not be agreeable to the Customer. It also assumes that this customer's existing service is 120/208V, which may not be the case. The Village will be responsible for getting written agreement from this Customer to whatever service arrangement (overhead or underground) is determined before any of this underground project can proceed.
- Woodruff St. West will be bid separately since additional survey and design work is needed before easements can be secured.
- The original intent of moving the utilities underground was to create space within the right-of-way for new bicycle facilities and pedestrian-scale lighting. While moving the utilities underground would yield aesthetic improvements, that was secondary to gaining the space needed to improve bike and pedestrian infrastructure in the corridor.

**Option B:**

Relocate the overhead poles outside the future street right-of-way, south of the new sidewalk instead of undergrounding the facilities. All projects would be within budget based on the current cost estimate.

**Considerations:**

- National Grid typically would not charge anything for relocation of overhead facilities in public rights-of-way when required for a municipal street/highway project.
- The Village would be responsible for obtaining the 3rd party easements from the property owners for the relocated facilities.
- It is important to note, however, that the current 2017 Village utility standards requires that all relocations in this zone (E2) be done underground. *So, any overhead relocation would require the Village to provide an exemption from this requirement.*
- Woodruff St. West would still be bid separately since easements would be needed in order to relocate the utility poles. If the easements cannot be secured, then the project can still proceed as designed but the poles will be in the shoulder.
- The estimated budget would be under by \$373,420 which could be used as a contingency and/or allow for some addendums.

**Design Options – Woodruff St. East**

The design for Woodruff St. includes construction of new sidewalk from the corner of Woodruff and Church St. to the bridge along the south side of the street. There are two utility poles in the proposed pathway.

**Option A:**

Leave the utility poles in the sidewalk.

**Considerations:**

- The sidewalk would not be accessible and could not be maintained during the winter months.

**Option B:**

Move the utility poles to the edge of the right-of-way or out of the right-of way, which would require an easement for National Grid.

**Considerations:**

- The current 2017 Village utility standards requires that all relocations in this zone (E2) be done underground. *So, any overhead relocation would require the Village to provide an exemption from this requirement.*
- National Grid typically would not charge anything for relocation of overhead facilities in public rights-of-way when required for a municipal street/highway project.
- The Village would be responsible for obtaining the 3rd party easements from the property owners for the relocated facilities.

**Option C:**

Follow the Development Code which requires the utilities to move underground.

**Considerations:**

- National Grid typically does not mix above and below ground service so all utilities on this segment of Woodruff St. (Church to Bloomingdale) would need to go underground. All affected property owners would need to convert their service from overhead to underground at their expense (approximate cost is \$11,000 per property) and agree to provide a utility easement to National Grid.
- The cost for design and construction of underground utilities in this section of Woodruff St. is outside the scope of work for the DRI award, so the grant funds would not be available to cover that cost. For that reason, this option would not be feasible.



# SUMMARY

2/3/2022

## SARANAC LAKE DRI - C&S COMPANIES CONSTRUCTION COST ESTIMATE

Construction Cost Estimate				1a	1b	2	3
SITE	Notes	RFP / CHAZEN (high)	RFP / CHAZEN (low)	C&S Schematic Design	C&S Schematic Design	C&S 30% CD's	C&S 100% CD's
Ward-Plumadore Park	1 & 2	397,200	290,695	337,434	356,279 \$	700,453 \$	687,517
William Morris Park		142,963	120,000	243,557	243,557 \$	238,250 \$	237,086
Berkeley Green Park		524,393	448,800	309,119	309,119 \$	340,475 \$	301,384
Woodruff West	3 & 5	1,899,307	1,899,307	675,861	675,861 \$	904,477 \$	375,477
Woodruff West - NGRID U/G	6						\$ 660,000
Woodruff West - Customer U/G	5						\$ 107,671
Woodruff West - Comm. U/G	5						\$ 89,996
Woodruff East		337,494	337,494	340,488	340,488 \$	141,016 \$	171,420
Church		629,014	629,014	257,771	257,771 \$	76,350 \$	185,024
Riverwalk Extension	4	603,678	603,678	512,926	512,926 \$	503,781 \$	593,192
Urban Forestry		47,369	47,369	81,881	81,881 \$	93,304 \$	241,097
<b>Opinion of Probable Costs:</b>		<b>\$ 4,581,418</b>	<b>\$ 4,316,357</b>	<b>\$ 2,759,036</b>	<b>\$ 2,777,881</b>	<b>\$ 2,998,106</b>	<b>\$ 3,650,753</b>

OPC Includes:	OPC Includes:	OPC Includes:	OPC Includes:
15% OH&P	15% OH&P	15% OH&P	15% OH&P
12% Gen. Cond.	12% Gen. Cond.	12% Gen. Cond.	12% Gen. Cond.
30% Bid Contingency	30% Bid Contingency	10% Bid Contingency	10% Bid Contingency
		3% Escalation	3% Escalation

**Notes:**

- Estimate 1a includes asphalt paving of the maintenance access at Ward-Plumadore Park - \$18,000.
- Estimate 1b includes concrete ribbon of the maintenance access at Ward-Plumadore Park - \$31,000.
- An allowance of \$460K is carried in Estimate #2 for NGRID to relocate overhead power to under the street.
- PermaTrak (elevated concrete boardwalk manuf.) provided estimate of \$165,000-185,000 for approximately 230 ft installed under SD & 30% CD's Estimate.
- This estimate has not changed because still based on 30% Construction Documents.
- National Grid provided an updated number of \$660,000 to the previously number of \$460,000.

*Cells highlighted with this color are estimated costs associated with relocating utilities (power and communication) underground.*

### OVERALL BUDGET

Item	Amount	Type
Geotechnical Survey, Design, Engineering, and Construction Management Services - Fee	\$ 685,000	Incidental
Construction Material and Engineering Testing (CMET) - Budget	\$ 45,000	Incidental
Asbestos Testing and Abatement - Budget	\$ 20,000	Incidental
Permits - Budget	\$ 10,000	Incidental
Additional Consulting by EDR and RAVI for Woodruff Street West - Fee	\$ 52,145	Incidental
Additional Estimating by C&S for Woodruff Street West - Fee	\$ 5,000	Incidental
Reserve Contingency (5% of DRI approved monies)	\$ 207,000	Construction
Current Opinion of Probable Construction Cost	\$ 3,650,753	Construction
<b>GRAND TOTAL</b>	<b>\$ 4,674,898</b>	
<b>DRI APPROVED MONIES</b>	<b>\$ 4,133,506</b>	
<b>(OVER)/UNDER</b>	<b>\$ (541,392)</b>	