

**Business of the Village Board
Village of Saranac Lake**

SUBJECT: Approve proposal for engineering services

Date: 2/10/2025

DEPT OF ORIGIN: Village Manager

Bill # 23-2025

DATE SUBMITTED: 2/20/2025

EXHIBITS:

APPROVED AS TO FORM:

Village Attorney

Village Administration

EXPENDITURE
REQUIRED:

AMOUNT
BUDGETED:

APPROPRIATION
REQUIRED:

Resolution authorize the proposal and funding of Engineering Services for repairs of Waterway Project at 1-3 Main Street

MOVED BY: Brunette SECONDED BY: White

VOTE ON ROLL CALL: ~~FORWARD~~

MAYOR WILLIAMS

yes

TRUSTEE BRUNETTE

yes

TRUSTEE RYAN

yes

TRUSTEE SCOLLIN

yes

TRUSTEE WHITE

yes

**RESOLUTION ACCEPTING CFA GRANT FOR 1-3 MAIN STREET WATERWAY
RESTORATION PROJECT**

WHEREAS, the Village submitted a EPF Consolidated Funding Application (CFA) to aid in the restoration of the basement waterway at 1-3 Main Street, and,

WHEREAS, the Village of Saranac Lake Board of Trustees approved the award in the amount of \$526,313 for the waterway restoration project, and,

WHEREAS, the Village has an existing contract with Gomez and Sullivan for the relicensing of the dam, and

WHEREAS, the relicensing of the dam and the waterway restoration project are intertwined, and,

WHEREAS, Gomez and Sullivan provided the Village with a proposal to provide engineering design services for the repairs necessary for the waterway restoration project at 1-3 Main.

THEREFORE, BE IT RESOLVED, the Village of Saranac Lake Board of Trustees authorizes the Village Manager, pending approval of New York State Parks, Recreation and Historic Preservation, to sign the proposal provided by Gomez and Sullivan for repairs of the waterway restoration project.



February 17, 2025

Mr. Bachana Tsiklauri
Village Manager
Village of Saranac Lake
39 Main Street, Suite 9
Saranac Lake, NY 12983

Submitted via email to manager@saranaclakeny.gov

Re: Proposal for Engineering Services for Repairs to the Water Chamber at Lake Flower Dam
Hydroelectric Project; GSE Proposal No. 90305

Dear Mr. Tsiklauri,

Gomez and Sullivan Engineers, D.P.C. (Gomez and Sullivan) is pleased to submit this proposal to the Village of Saranac Lake (the Village) to perform engineering services for repairs to the water chamber under the office building at 1 - 3 Main Street in the Village of Saranac Lake. This proposal includes our proposed scope of services and fee estimate to complete the specified services.

BACKGROUND

It is our understanding that the Adirondack Park Agency (APA) is interested in renting the office space at 1 – 3 Main Street in the Village of Saranac Lake (Village) for their office headquarters. The property at 1 – 3 Main Street is an office building that was originally constructed over the water chamber for the Lake Flower Dam Hydroelectric Project that is currently owned by the Village. The APA retained Bergmann Associates (now Colliers Engineering) to perform an inspection of the dewatered passages below the 1 - 3 Main Street Building and to prepare a summary report of their findings. Bergmann Associates' report recommended that numerous repairs be performed prior to the APA entering into a lease with the Village.

The Village provided Gomez and Sullivan with Bergmann's September 6, 2023 Assessment Report for the water chamber, and requested that we review and advise the Village on an order of priority for the recommendations in Bergmann's report. The Village also asked that Gomez and Sullivan determine which recommendations should be performed immediately and those that could be delayed. On March 20, 2024, Gomez and Sullivan performed our own observations of the water chamber to determine the repairs that should be implemented immediately. On April 24, 2024, we submitted our recommendations to the Village along with our Opinion of Probable Construction Costs (OPCC).

It is our understanding that the Village has obtained grant funds for the design and implementation of those repairs identified in Gomez and Sullivan's April 24, 2024, OPCC memo. In accordance with the Village's request, we are submitting this proposal to provide engineering design services for those repairs recommended in our OPCC memo. The design services included in this proposal are summarized below.

- Water is infiltrating the area between the water chamber ceiling and the office building first floor slab. Gomez and Sullivan will develop an inspection plan and procedures (removals) to be implemented by Village personnel. After the removals are completed, we will visit the site to observe the area within the water chamber ceiling in an effort to determine the origin of the infiltration. We anticipate that Village personnel will be onsite to assist with this effort.

Note: Our fee will include the development of the demolition plan and notes for removal of small areas of the ceiling slab to accommodate an observation of the area. However, until the origin of the infiltration is known we cannot define the design services that will be required to stop the water infiltration. We have included 40 hours of time in our fee estimate to design and detail the repairs required to stop the water infiltration. If, based upon the findings of the ceiling observations, it is believed that time in excess of 40 hours would be needed to design and detail the repairs, Gomez and Sullivan will notify the Village. Additional time beyond our initial estimate of 40 hours for this task is outside the scope of this proposal, and such services can be performed by Gomez and Sullivan upon request by the Village for an additional fee on a time and materials or other mutually agreed basis.

- There are leaks infiltrating the north wall of the water chamber located upstream of the dam. One leak noted during our interior observations of the water chamber was a 3 to 4-inch diameter hole with pressurized flow. The Village has proposed to utilize their sewer video equipment to locate the origins of the leak (from the riverside of the wall) and to visually assess the condition of the riverside of the chamber wall. Gomez and Sullivan will be onsite during the inspection to watch the video and provide guidance during the inspection. Underwater inspection utilizing video type equipment is difficult due to typically poor visibility through the water. If this video method of inspection provides inconclusive information, for the Village's consideration we have included as an optional task to have divers perform an underwater inspection of the riverside of the wall.

Note: Until the exterior of the wall is inspected, we cannot define the services that will be required to design the wall repairs. We have included 80 hours of time to develop the design details necessary to repair the holes in the north wall. If, based upon the findings of the north wall inspection, it is believed that time in excess of 80 hours would be needed to design and detail the repairs, Gomez and Sullivan will notify the Village. Additional time beyond our initial estimate of 80 hours for this task is outside the scope of this proposal, and such services can be performed by Gomez and Sullivan upon request by the Village for an additional fee on a time and materials or other mutually agreed basis.

- The existing concrete beam located at the upstream side of the water chamber under the office building wall is in poor condition. Gomez and Sullivan will develop details to repair and reinforce this beam.
- A portion of the concrete ceiling slab located between the concrete beam referenced above and the first downstream W27 steel beam supporting the floor of the office building is sagging. We will prepare details and design a new ceiling consisting of steel plate ceiling panels.
- After the sagging portion of the water chamber ceiling is removed, Gomez and Sullivan will perform a visual observation of the framing system (reportedly, cold-formed metal floor framing joists and the supporting steel beams) that supports the first floor of the office building. These site observations will be performed during the construction phase of the work. The scope of services contained herein does not include the design of any repairs to the floor framing system

that may be required. The design of any repairs that may be warranted can be added to our design services by change order.

State and Federal permits are not anticipated at this time since the currently known repairs are expected to be performed from the interior of the dewatered chamber. This may change after the exterior of the water chamber wall is inspected.

The OGS estimate, developed based on Bergmann Associate's recommendations, included architectural repairs to the building. These costs were included in Gomez and Sullivan's OPCC. We assume these items are included in the grant funds. These architectural services (listed below) are not included in Gomez and Sullivan's scope of services. We anticipate this work will be performed by the Village.

- Exterior parging at 3rd story
- Shelf repair
- Caulk at exterior parging
- Plug void in wall below office, south face
- Expansion joint repair

SCOPE OF SERVICES

This section includes our scope of services for this project. The scope items presented below are based on Gomez and Sullivan's understanding of the project and our assessment of the services required.

Task 100 – Site Observation & Repair of Water Infiltration into Ceiling Slab

For this task, Gomez and Sullivan will develop a demolition plan and demolition notes for the removal of two small areas of the water chamber's ceiling slab. It is our understanding the removal will be performed by Village personnel. The slab is reportedly a 5-inch-thick wire mesh reinforced concrete slab. The two removal areas will be approximately 24" wide by 24" long. The areas will be repaired during the final construction project by the general contractor. The removals shall be performed in a manner that will stabilize the two holes that will be left open.

After the slab removals are complete, Gomez and Sullivan will perform a visual observation of the area between the top of the water box ceiling slab and the underside of the first floor of the office building to determine if the source of the water infiltration can be identified.

The water chamber is a confined space, and our fee is based on the Village providing a hole watch supervisor, emergency personnel, and a second individual to assist Gomez and Sullivan's engineer during the site observations. We also assume that the Village will supply ladders for access to the open holes in the ceiling slab.

The design of the water infiltration repairs cannot be fully defined at this time. Our fee for this task includes 40 hours of time to develop the repairs necessary to stop the water infiltration. Time in excess of 40 hours will be considered out of scope services that, if approved by the Village, will need to be added to our Contract by Change Order.

Task 200 – Site Observation and Repair of North Wall Hole

The Village proposes to utilize their sewer inspection equipment to inspect the riverside of the north water chamber wall. Gomez and Sullivan will be onsite during the inspection of the wall to observe the video inspection and to obtain a better understanding of the inspection findings.

Gomez and Sullivan's fee for this task assumes that site observation of the ceiling slab in the water chamber (Task 100), and this Task 200 will be performed on the same day. To this end, Gomez and Sullivan's engineer will coordinate with the Village to schedule the site visit on a date that the water chamber is dewatered and Village personnel are available to assist with these site observations. It is envisioned that Gomez and Sullivan's engineer and Village personnel will first visit the water chamber to determine the location of the two 24" wide by 24" long removal areas in the chamber ceiling. Once determined, Village personnel will commence saw cutting to create the observation access points. While sawcuts are underway, Gomez and Sullivan's engineer will meet with the Village's personnel at the riverside of 1 – 3 Main Street for the exploratory inspection of the north water chamber wall. Upon completion of this inspection, Gomez and Sullivan's engineer will revisit the water chamber to perform site observation of the ceiling slab for the water infiltration (as discussed under Task 100).

The design of the north wall hole repairs cannot be defined at this time. Our fee for this task includes 80 hours of time to develop the repairs necessary to repair holes in the north wall of the water chamber. Time in excess of 80 hours will be considered out of scope services that, if approved by the Village, will need to be added to our Contract by Change Order.

Task 250 – Optional Dive Inspection of the North Chamber Wall

Should inspection of the riverside of the north chamber wall as discussed under Task 200 be inconclusive, we have included as an optional task the use of underwater inspection services. Under this task Gomez and Sullivan will obtain the services of an underwater diving subconsultant to perform a video inspection of the riverside of the north chamber wall upstream of the dam. An engineer from Gomez and Sullivan will be onsite during the dive inspection to coordinate with the divers, view the video inspection in real time, and to obtain a better understanding of the dive inspection findings.

Task 300 – Water Chamber Repairs

Under this task Gomez and Sullivan will provide design services for the following:

- Repair and reinforcement of the existing concrete beam that is located at the upstream side of the water chamber under the office building wall.
- A new 300± square foot area of ceiling in the water chamber to replace the sagging concrete ceiling slab located between the deteriorated concrete beam referenced above and the first downstream W27 steel beam supporting the floor of the office building.

Plans and specifications will be prepared for these repairs. We will provide the Village with draft design drawings in Adobe, *.pdf format for review and comment. The following is a list of the anticipated drawings and technical specifications that will be needed:

Drawings

<u>No.</u>	<u>Title</u>	<u>Section</u>
1	Cover Sheet	011000
2	General Notes	013100
3	General Site Plan	013300
4	Removal Plan and Sections	014000
5	Removal Details	015000
6	Proposed Plan and Sections	015500
7	Proposed Details	017419
		017700
		017839
		024113
		033000
		051200

Technical Specifications

<u>Title</u>
Summary of Work
Project Management and Coordination
Submittal Procedures
Quality Requirements
Temporary Facilities
Mobilization/Demobilization
Construction Waste Management and Disposal
Closeout Procedures
Project Record Documents
Selective Site Demolition
Cast in Place Concrete
Structural Steel Framing

Note that this scope of services does not include design services for any repairs that the first floor framing system may require. If the Village believes that additional repairs are required, or if design requirements warrant additional drawings and/or specifications than those assumed above, Gomez and Sullivan can perform these services for an additional fee.

It is assumed that the Village will develop the commercial terms and conditions of the construction contracts for the selected contractor, and any other Division I specification that may be required. Developing these items is not included in our scope of services.

It is assumed that the Village will provide Gomez and Sullivan with one set of consolidated review comments on the plans and specifications. We have budgeted for one conference call with the Village to discuss any comments and questions they may have, and to obtain feedback on the draft design drawings.

Following receipt and review of the Village's comments, Gomez and Sullivan will update the drawings and specifications, as appropriate, and submit final Issued for Construction drawings for bid purposes. We will provide the Village with the final design drawings in Adobe, *.pdf format.

Task 400 – Bid & Construction Phase Support

Gomez and Sullivan will assist the Village with the bidding process by participating in a virtual pre-bid meeting and answering Bidders' Requests for Information (RFIs). We have included 8 hours in our fee estimate for preparing for and participating in the virtual pre-bid meeting, and 24 hours in our fee estimate for bid services and for the development of RFIs during the bid phase.

The final Issued for Construction drawings will require the Contractor to prepare detailed fabrication drawings and technical submittals for both fabrication and installation. We will review these submittals to confirm consistency with design intent and project requirements. Our reviews will be completed in a timely manner to maintain project schedules and to expedite the related work. We have budgeted the review of three (3) technical submittals at five (5) hours per submittal.

In addition, as the contractor encounters areas that need clarification or further direction from the design engineer, they will submit Request for Information (RFIs). These RFIs will be catalogued and answered by the project design team. We have budgeted 16 hours to prepare responses to Owner/Contractor's Construction RFIs.

Additional RFIs and/or submittals beyond those assumed in this proposal can be addressed for an additional fee upon request from the Village on a time and materials or other mutually agreed basis.

As part of our Construction Phase services, Gomez and Sullivan will participate in a virtual kickoff meeting with the selected contractor and provide a field representative to conduct up to three (3) site visits (for half a day, excluding travel) to review general conformance with the design plans and specifications. We assume one of the site visits will be scheduled after the removal of the sagging ceiling slab so we can observe the condition of the framing members located above the ceiling that support the first floor of the office building. Gomez and Sullivan will submit a field report after each site visit with a summary of the site visit findings and photographs. In addition, after our observations of the first floor framing, we will include recommendations regarding the condition and/or repair of the first floor framing. If additional site visits beyond the three assumed in this proposal are necessary, they can be performed upon request from the Village for an additional fee on a time and materials or other mutually agreed basis.

At the completion of the construction phase and upon receipt of final marked-up redline drawings from the Contractor, we will prepare record drawings for the repairs. The record drawings will substantially represent the constructed project, per industry standards, clearly showing where deviations may have occurred in the work during construction that were identified by the Contractor or other relevant parties.

We have assumed that the project record drawings will be submitted to the Village electronically in Adobe, *.pdf format.

Task 500 – Project Management

Coordination with the Village will occur on a regular basis. We have budgeted time within this task to discuss project progress with the Village, as needed. Other administrative costs include reviewing invoices and managing budget, scope, and schedule.

SCHEDULE

The following draft schedule is based on tasks identified in our Scope of Services and our understanding of the services required. The listed completion dates are the estimated latest date for the milestone tasks to be completed.

Milestone	Estimated Completion Date
<i>Receipt of PO from the Village</i>	<i>By March 31, 2025</i>
Site Observation of Water Chamber Ceiling Slab and North Wall	By April 30, 2025
Optional Task: Dive Inspection of North Wall	By May 15, 2025
Draft Drawings and Technical Specifications to the Village	By July 15, 2025
Final Drawings and Technical Specifications to the Village	By August 15, 2025
Documents Issued for Contractor Bidding	By August 29, 2025
Contractor Award	By October 1, 2025
Construction Commences	By October 20, 2025
Construction Completed	By November 30, 2025

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COMPENSATION

Gomez and Sullivan Engineers, D.P.C. proposes to undertake the proposed services on the basis of hourly billing rates plus direct costs for tasks authorized by the Village of Saranac Lake. Our budgetary fee estimate for the scope of services included in this proposal is shown in **Table 1**. Table 2 is the budgetary fee estimate for the additional, optional Dive Inspection Services. These fee estimates assume all of our services are completed in 2025. If the project is extended beyond the end of 2025, through no fault of Gomez and Sullivan, our fee will be adjusted appropriately.

Hourly billing rates include actual direct salary payments to all personnel for the time directly engaged on the project, plus payroll charges including vacation, sick leave, and holiday pay; unemployment and payroll taxes; social security contributions; workman's compensation insurance; retirement benefits, medical insurance; group insurance benefits; general overhead; and profit.

Hourly billing rates for Gomez and Sullivan staff are on file with the Village. These billing rates will remain in effect through December 31, 2025, at which time they may be adjusted to reflect changing business conditions.

Direct costs include costs which are directly applicable to the services, such as transportation and subsistence expense during travel in the interest of the services, long distance telephone calls, reproductions, topographic maps, special insurance, outside electronic computer rental costs, usage of computer programs, model and laboratory testing, aerial and ground surveying, equipment rental(s), subsurface exploration, and subcontractors billed through Gomez and Sullivan.

Telecommunications (phone, fax, e-mail, and conference calls) will be billed at the rate of three percent (3%) of labor based fee. All other direct costs (except telecommunications) will be assessed a 10% service charge when handled by Gomez and Sullivan.

Payment will be due from the Village within thirty days of the invoice date. Payments not received within thirty days will be subject to an interest charge of 1.5 percent per month.

Terms and Conditions

It is assumed these services will be performed under the Terms and Conditions defined in the Professional Services Agreement between the Village of Saranac Lake and Gomez and Sullivan Engineers, D.P.C. effective September 3, 2021. The scope of services contained herein will commence upon receipt of a Purchase Order from the Village for the proposed services.

Gomez and Sullivan is very interested in continuing our services with the Village. We appreciate the opportunity to submit our proposal and look forward to your favorable review. If you have any questions, please do not hesitate to contact me or Amanda Crandall at (315) 724-4860.

Sincerely,



Jerry Gomez, P.E.
Principal

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Table 1: Budgetary Fee Estimate for the Design of Water Chamber Repairs at Lake Flower Dam

Task No.	Task Description	HOURS ALLOTTED						COST		
		Principal II	Senior Engineer V	Engineer IIIB	Project Engineer II	Project Assistant	TOTAL HOURS	Labor	Direct Expenses*	TOTAL COST
100	Site Visit/Observation, Repair of Infiltration into Ceiling Slab	1	6	22	50	0	79	\$13,535	\$1,006	\$14,541
	Review existing information		2	2	4		8	\$1,476	\$44	\$1,520
	Develop Demolition Plan and Notes		2	1	12		15	\$2,575	\$77	\$2,652
	Field Visit/Observation			16			16	\$2,768	\$683	\$3,451
	Repair Design	1	2	3	34		40	\$6,716	\$201	\$6,917
200	Site Visit/Observation, Repair of North Wall Hole	1	12	6	65	0	84	\$14,634	\$439	\$15,073
	Onsite visit/observation			4			4	\$692	\$21	\$713
	Repair Design	1	12	2	65		80	\$13,942	\$418	\$14,360
300	Water Chamber Repairs	0	44	8	96	2	150	\$27,748	\$832	\$28,580
	beam repair		8	2			10	\$2,322	\$70	\$2,392
	ceiling replacement		8	2			10	\$2,322	\$70	\$2,392
	CADD		8	2	96		106	\$17,586	\$528	\$18,114
	specifications		20	2		2	24	\$5,518	\$166	\$5,684
400	Bid & Construction Phase Services	0	4	63	40	2	109	\$18,479	\$1,244	\$19,723
	Virtual Pre-bid Meeting		2	6			8	\$1,532	\$46	\$1,578
	BID RFIs			8	16		24	\$3,928	\$118	\$4,046
	Virtual Construction Kick-off Meeting		2	6			8	\$1,532	\$46	\$1,578
	Shop Drawings/ Contractor Submittals			3	12		15	\$2,427	\$73	\$2,500
	Construction RFIs			4	12		16	\$2,600	\$78	\$2,678
	Site Visits, including Framing System Observation			36		2	38	\$6,460	\$884	\$7,344
500	Project Management	3		10	2	3	18	\$3,287	\$99	\$3,386
Task SUBTOTAL		5	66	109	253	7	440	\$ 77,683	\$ 3,620	\$ 81,303
		Say \$ 81,500								

*Direct expenses reflect a 10% service charge. Telecommunications (phone, fax, e-mail, and conference calls) will be billed at the rate of three percent (3%) of the labor-based fee (included as a direct expense under each task).

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Table 2: Budgetary Fee Estimate for Optional Task 250 – Dive Inspection Services

Task No.	Task Description	HOURS ALLOTTED						COST		
		Principal II	Senior Engineer V	Engineer IIIB	Project Engineer II	Project Assistant	TOTAL HOURS	Labor	Direct Expenses*	TOTAL COST
250	Optional Dive Inspection Services	0	0	16	0	1	17	\$2,884	\$7,087	\$9,971
	Dive Inspection			16		1	17	\$2,884	\$7,087	\$9,971
	Task SUBTOTAL	0	0	16	0	1	17	\$ 2,884	\$ 7,087	\$ 9,971

Total Fee with Optional Task 250, Say \$ 91,500

*Direct expenses reflect a 10% service charge. Telecommunications (phone, fax, e-mail, and conference calls) will be billed at the rate of three percent (3%) of labor based fee (included as a direct expense under each task).