

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

SUBJECT: KAS Proposal

Date: 8/19/2025

DEPT OF ORIGIN: Mayor Williams

BILL # 112-2025

DATE SUBMITTED: 8/15/2025

EXHIBITS: \_\_\_\_\_

APPROVED AS TO FORM:

\_\_\_\_\_  
Village Attorney

\_\_\_\_\_  
Village Administration

EXPENDITURE  
REQUIRED: \$0

AMOUNT  
BUDGETED: \$0

APPROPRIATION  
REQUIRED: \$0

**SUMMARY STATEMENT**

Resolution authorizing the funding and execution of KAS proposal for Phase One Environmental Assessment

**RECOMMENDED ACTION**

MOVED BY:

Scollin

SECONDED BY:

Ryan

VOTE ON ROLL CALL:

MAYOR WILLIAMS

yes

TRUSTEE BRUNETTE

absent

TRUSTEE RYAN

yes

TRUSTEE SCOLLIN

yes

TRUSTEE WHITE

absent

**RESOLUTION AUTHORIZING SELECTION OF KAS FOR PHASE 1  
ENVIRONMENTAL SITE ASSESMENT SCOPE OF  
SERVICES AND USE OF PUBLIC SERVICES FACILITY RESERVE ACCOUNT**

**WHEREAS**, a Phase 1 Environmental Site Assessment (ESA) is required to evaluate potential environmental conditions on the subject property, and

**WHEREAS**, KAS has submitted a proposal to perform the Phase 1 ESA for a total contract amount of \$2,500 (proposal attached), and

**WHEREAS**, the total potential cost of all services provided by KAS, including the Phase 1 ESA, will not exceed \$2,500.00,

**WHEREAS**, funding for these services will be provided through the Village of Saranac Lake Public Services Facility Reserve Account (001-0000-0230-9011).

**THEREFORE, BE IT RESOLVED**, that the Village of Saranac Lake Board of Trustees hereby authorizes the selection of KAS for the Phase 1 ESA and mold-related services in an amount not to exceed \$2,500.

**BE FURTHER RESOLVED**, that the expenditure of funds from the Village of Saranac Lake Public Services Facility Reserve Account (Account No. 001-0000-0230-9011) is hereby authorized to fund this work.

**BE IT FURTHER RESOLVED**, that the Village Clerk is authorized to make public notice for the intended use of the reserve subject to a Permissive Referendum.



August 6, 2025

Jimmy Williams, Mayor  
Village of Saranac Lake  
39 Main Street, Suite 9  
Saranac Lake, New York 12983

Subject: **Letter of Recommendation: Phase 1 Environmental Site Assessment**  
Village of Saranac Lake Public Safety Building Project  
Wendel Project No. 621601

Dear Mayor Williams,

On July 15<sup>th</sup>, 2025, Wendel issued a request for proposals for Phase 1 Environmental Site Assessment (ESA) to KAS Environmental Science & Engineering located in Plattsburgh, New York and Suozzo, Doty & Associates Professional Engineering, PLLC located in Lake Placid, New York. A copy of the RFP is attached.

On July 24<sup>th</sup>, 2025, KAS submitted a proposal for the Phase 1 ESA scope of services for a total proposed contract amount of \$2,500 (proposal is attached). It was discovered that KAS previously completed a hazardous materials survey of the building in April 2023. Based on the previously completed study, Wendel requested a proposal to complete testing related to mold. Per KAS's proposal, the mold assessment is \$950.00 and if mold is discovered to be present, the preparation of the remediation plan is \$500.00.

On July 31<sup>st</sup>, 2025, SDA submitted a proposal for the Phase 1 ESA scope of services for a total proposed contract amount of \$7,500 to \$9,000 (proposal is attached). During the procurement, SDA indicated that their firm does not provide testing services. Wendel asked for a proposal for just the Phase 1 ESA scope of work which is reflected in the attached.

Wendel's Civil Engineers reviewed the proposals submitted by KAS and SDA and recommend KAS to be selected by the Village of Saranac for the Phase 1 ESA and Mold Assessment scope of services. Please let us know if you have any questions or concerns.

Respectfully Submitted,

WENDEL

Kaitlin Chmura  
Project Manager



13 Latour Avenue, Suite 204  
PO Box 2787  
Plattsburgh, NY 12901  
[www.kas-consulting.com](http://www.kas-consulting.com)

518 563.9445 p  
518 563.5189 f

July 24, 2025

Ms. Kaitlin Chmura  
Project Manager  
Wendel Companies  
375 Essjay Road, Suite 200  
Williamsville, New York 14221

Sent via email: [kchmura@wendelcompanies.com](mailto:kchmura@wendelcompanies.com)

**RE: Proposal – Phase I Environmental Site Assessment (ESA) – 33 Petrova Avenue, Saranac Lake, New York**

Dear Ms. Chmura:

KAS, Inc. (KAS) appreciates the opportunity to provide you with a proposal to complete a Phase I Environmental Site Assessment (ESA) of 33 Petrova Avenue, Saranac Lake, New York. This proposal is in response to a Request for Proposal dated July 15, 2025. KAS has worked with Wendel Companies on various projects for Clinton County and looks forward to the opportunity to assist with the Public Safety Building Project in the Village of Saranac Lake. KAS has performed due diligence, asbestos, lead-based paint, mold and various other environmental services for a variety of clients throughout the north country of New York. KAS has several individuals in the New York office that meet the definition of an Environmental Professional required for Phase I ESAs and also has three (3) certified mold assessors.

KAS completed a pre-renovation asbestos inspection of the building dated April 13, 2023, which has already been provided to Wendel Companies. Given the age of the structure and planned conversion to a Public Safety Building it is recommended that the client assume that lead-containing paint is present and OSHA worker protection measures be followed by contractors. It was disclosed that the building experienced a sump pump failure last year and suspect mold is a potential concern. The KAS' Environmental Professional that performs the Phase I ESA site visit will also be a New York State-certified Mold Assessor. KAS can provide general information regarding the presence of mold in the Phase I ESA, but has also provided a scope of work and cost to perform a Mold Assessment, Remediation Plan and Post-Remediation Mold Assessment consistent with New York State Mold Legislation should the need arise. The following is a scope of work for the Phase I ESA and mold related services.

### **Scope of Work**

#### **Phase I ESA**

KAS will complete the Phase I ESA, under the oversight of a NY licensed professional geologist (Cumberland Bay Geology, DPC) in accordance with ASTM 1527-21. The Phase I ESA will include:

- A thorough visual inspection of the subject property with photographic documentation;
- Site history review of previous uses of the subject property and surrounding area;
- Examination of federal, state and tribal environmental records through a regulatory database review conducted by Environmental Data Resources, Inc. (EDR);



Proposal – Phase I ESA  
33 Petrova Avenue, Saranac Lake, New York  
July 24, 2025

- Review of previously prepared environmental documents;
- Review of pertinent local municipal records and interview of local officials;
- Interviews with persons identified as being knowledgeable relative to the property (including the site owner, and past occupants if accessible) and review documentation provided; and,
- A visual review of surrounding properties for potential environmental impact.

The goal of the Phase I ESA is to ascertain the presence or absence of recognized environmental conditions (RECs). The specific data collection requirements established under this practice will be met through use of standardized checklists and interview forms that KAS has developed and use to assure all aspects of the ASTM requirements are addressed.

KAS will verify the site history through use of aerial photographs, historic mapping, fire insurance maps, street directories, municipal records and other sources deemed reasonably ascertainable.

KAS will interview knowledgeable individuals regarding the sites use and history, including the current and former owners if possible. State and federal databases will be reviewed via Environmental Data Resources, Inc. to ascertain whether other nearby property uses may cause environmental risk to the subject property. A search of municipal land records will also be made for chain of title and use purposes and to determine if there are environmental liens or other environmental information.

At the request of the client, KAS will also note any visible mold as an out-of-scope issue in the Phase I ESA. However, if desired, KAS has provided a scope of work for a Mold Assessment, Remediation Plan and Post-Remediation Mold Assessment consistent with the New York State Mold Legislation.

Upon completion of the work, KAS will prepare a Phase I ESA report. The report will be provided in a PDF format.

#### **Mold Assessment**

If requested, the scope of work for the mold assessment will include a visual inspection of the building by a KAS New York State-certified Mold Assessor. The assessment will be performed to identify any visible mold or conditions conducive for mold growth. KAS will use a moisture meter to measure the moisture content in building materials that may have been impacted by water. Temperature and relative humidity readings will also be collected from various locations in the building using a temperature/relative humidity pen including outside for comparison. The area will be photo documented. Tape lift samples collected on laboratory-provided media can be collected, if confirmation of mold growth is requested. Samples would be collected by lightly pressing the media directly to a surface exhibiting visible mold growth. The samples along with a properly completed chain of custody will be submitted to a NYSDOH-ELAP approved laboratory for analysis by microscopy and the results incorporated into the summary report. In general, air samples are not recommended if visible mold growth is present. The summary report will include observations, field measurements, laboratory results (if collected), conclusions and recommendations.





Proposal – Phase I ESA  
33 Petrova Avenue, Saranac Lake, New York  
July 24, 2025

### **Remediation Plan**

In accordance with the NYS Mold Legislation, a mold remediation plan will be necessary, if an outside contractor is performing the mold remediation and the quantity of mold is greater than 10 square feet. The remediation plan would include the following elements:

- List of rooms/areas for work to be performed;
- Estimated quantities of materials to be cleaned or removed;
- Methods of remediation;
- Personal protective equipment (PPE) to be donned by the remediation contractor;
- Proposed clearance procedures and criteria for remediation;
- How to properly post area to notify occupants;
- Estimated cost and duration for completion;
- Sources of moisture and recommendation for types of contractors; and,
- Requirements for containment to prevent the spread of mold to unaffected areas, if needed.

### **Post-Remediation Mold Assessment**

KAS can perform oversight or provide additional guidance in project; however, at a minimum of a post-remediation mold assessment should be performed if mold remediation is necessary. Upon completion of mold remediation, a visual assessment will be conducted by a KAS NYS-certified Mold Assessor. The assessment will be to ensure the Mold Remediation Plan was conducted properly by the remediation contractor and visible mold has been addressed. In general, sampling is not typically performed, but air sampling can be conducted if requested. There is no regulatory standard for airborne mold spores, and as such, if conducted the air sampling would rely on a comparative analysis between inside work area samples from areas remediated compared out unaffected areas and/or outside to determine if a mold issue remains. A moisture meter will be used to measure the moisture content in building materials that have been impacted by water. Temperature and relative humidity readings will also be collected from various locations using a temperature/relative humidity pen. The post-remediation report will include observations, field measurements, laboratory results (if requested) and conclusions.

### **Cost Estimate**

KAS will complete the Phase I ESA for a firm fixed price of **\$2,500.00**.

If requested, a mold assessment can be completed for an additional firm fixed price of **\$950.00** and if visible mold is present a remediation plan can be completed for **\$500.00**. A post-remediation mold assessment would be an additional **\$750.00**. Laboratory analysis if tape lift samples and/or air samples, if requested, will be billed on a fixed unit price basis of **\$50.00** per sample.

### **Schedule**

KAS will complete the Phase I ESA in approximately three to four weeks from authorization. The mold assessment and remediation plan, if requested, can be completed simultaneously. Laboratory results for tape lift and/or air samples take



Proposal – Phase I ESA  
33 Petrova Avenue, Saranac Lake, New York  
July 24, 2025

approximately three (3) days to receive. Post-remediation mold services would be dictated by the remediation contractor's schedule.

KAS appreciates the opportunity to present this proposal. KAS maintains a \$1 MIL per occurrence/\$3 MIL aggregate general insurance policy and can provide a Certificate of Insurance naming Wendel Companies and/or the Village of Saranac Lake as additionally insured upon receipt. If we can provide any additional information or answer any questions, please do not hesitate to contact me at (518) 563-9445.

Sincerely,

Aaron Roth  
Branch Manager

cc: QO/JEK



# Suozzo, Doty & Associates

PROFESSIONAL ENGINEERING, PLLC

Bolton Landing Office  
4607 Lake Shore Drive, Bolton Landing, NY 12814  
(518) 240-6293  
www.sdaplhc.com

July 31, 2025

Ms. Kaitlin Chmura  
Project Manager  
Wendel Companies  
Centerpointe Corporate Park  
375 Essjay Road, Suite 200  
Williamsville, NY 14221  
Email: kchmura@wendelcompanies.com

Re: Village of Saranac Lake  
Public Safety Building Project – Due Diligence  
Request for Proposal – Phase 1 ESA

Dear Ms. Chmura,

Suozzo, Doty & Associates Professional Engineering, PLLC (SDA) is pleased to respond to the above-referenced RFP, specifically the Phase 1 ESA (Environmental Site Assessment) scope of work. As stated in the RFP, the assessment will be conducted within the scope and limitations of the “Standard Practice for Environmental Site Assessments: Phase 1 Environmental Site Assessment Process” to support the development of the Public Safety Building project.

SDA, PLLC is a NYS certified WBE full-service engineering firm with a highly qualified engineering staff, serving municipalities, and governmental and industrial clients. While the present firm was established in 2017 as KSPE, it has grown to include a staff of 12 engineers, complemented by staff skilled in water resources engineering, environmental compliance, grant writing and administration and water and wastewater process design and optimization. Currently, the combined staff have over a century of regulatory and private engineering experience. While we work throughout New York State, our focus has been primarily in the Adirondack region. We currently provide infrastructure upgrade engineering services for the Village of Saranac Lake, and look forward to continuing our working relationship with that community as they develop this Public Safety Building Project.

SDA staff have completed various environmental assessments in the past. For the Saranac Lake project, we would provide the following services in compliance with the scope and limitations of ASTM E1527-21, which became effective in February, 2023. The Assessment would be completed by SDA's Environmental Professional (EP), as defined in the USEPA All Appropriate Inquiries (AAI) Standards. The scope of work will be as required pursuant to E1527-21.

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The E1527-21 Standards expand upon the former E1527-13 Standards, and require a more detailed evaluation of the present, historic and previously controlled recognized environmental condition on the subject property through more extensive data review and documentation. The resultant Report is designed to provide Landowner Liability Protections (LLPs) with respect to the range of contaminants within the scope of CERCLA (Comprehensive Environmental Response, Compensation and Liability Act).

SDA staff will provide the Report based upon an assessment of existing site conditions, a review of searchable databases on the site's history, a review of regulatory involvement at the subject property, interviews with specific individuals having first-hand experience with the subject property, and an Assessment Report compliant with E-1527-21. It is anticipated that the cost for this work effort will be between \$7,500 and \$9,000, depending upon the availability of documentation on the subject property and adjoining site histories and the availability of personal accounts of the subject property's distant and recent history. The anticipated schedule for completing the Assessment Report would be 6 weeks after authorization.

Thank you for your consideration. The staff at SDA look forward to providing this service for you and the Village of Saranac Lake. We would be available at your convenience to discuss these projects further.

Very truly yours,

Gregory Swart, P.E.  
Suozzo, Doty & Associates, PLLC

Cc: Mrs. Kathleen Suozzo, PE, SDA, PLLC



**Suozzo, Doty  
& Associates**  
PROFESSIONAL ENGINEERING, PLLC

Bolton Landing Office  
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July 31, 2025

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Very truly yours,

A handwritten signature in dark ink, appearing to read 'G. Swart', followed by the letters 'PE'.

Gregory Swart, P.E.  
Suozzo, Doty & Associates, PLLC

Cc: Mrs. Kathleen Suozzo, PE, SDA, PLLC