

Project Briefing (Follow-up) & Schedule Overview  
to  
Warren County Board of Supervisors Adhoc Committee on Gaslight Village Project  
[West Brook Conservation Initiative]

By

David J. Decker, P.E.

Project Manager – Site Demolition & DOS Funded (South Parcel) SWIP Construction  
(Director -Lake George Watershed Coalition)

General

Contracting “Plan” – Demolition & South Parcel SWIP – Project “A”

Phase 1 - Demolition ( <i>funding by NYSDOS to T/O Queensbury</i> )	\$200K
Phase 2- Rough Grading & Unit Processes Construction – NYSDOT “1-R Paving Project”	\$600K
Phase 3 – Final Construction , Wetlands Plantings & Project Commissioning/Startup	\$900K

Contracting Schedule (Handout – Page 2)

Considerations for Finalizing Contracting Plan & Schedule

Demolition Contractor Limitations

Calendar Limitations (Issuance of Notice to Proceed & Substantial Completion) ?

No apparent limitations for south parcel...proceed ASAP.

Decision to save or demolish “selected” facilities on the north side...impacts contracting

Week day limitations ( Mon thru Thursday operations...10 hours per day) ? (Avoid Thursdays?)

Shorten day of work on Thursdays..to minimize disruption to Thurs nite visitor experience

Demolition Material Removal (Trucking) *preferred* routes ?

Mayor Blais has suggested “preferred” trucking route (and hours) for south parcel

North parcel ...to exit from West Brook “north” lane onto Rte 9, w/ traffic control

Limits of Operations (demo area to be fenced and secured by contractor once started)

Owner’s use of adjacent properties...during demolition activities (noise & dust) ?

Depending on eventual (owner) decisions regarding North Parcel building

disposition...reconfigure contracting “packages” ...(timing & scope of contracting of north parcel demo to dictate)

↑ Cost considerations of overall project. Combination of \$1.2M and 600K *MUST* be sufficient to complete the work and commission facilities on the south parcel. (TEP funds cannot be spent on stormwater improvements...can be spent on “site preparation” activities.)

There are cost “risks” associated with demolition activities on the south parcel.

1. Underground utilities not identified during site investigation activities

*What happens if costs exceed?*

2. Known source of significant ground water....currently exiting site via extensive
3. Drainage system that is not specifically identified. Could result in significant \$\$\$ being spent on additional demo and/or extended dewatering activities...that are NOT included in current budget.

Recommended contracting plan (sequence):

1. Finalize and issue Demolition Contract RFP (No 1) as per original schedule...which will only include work related to demolition on South parcel.
2. Finalize and issue Demolition Contract RFP (No 2) as per original schedule and/or as modified by interests of the property owners.

Benefits of this approach:

1. Prudently ensures that enough funds are available through grants to complete all demolition, construction and commissioning activities on the south parcel.
2. Does not delay or impact DOT construction schedule for south parcel improvements.
3. Eliminates potential claims from successful contractor regarding split of work and anticipated revenues from using an approach that would have all demo work bid under one RFP...when the bulk of the work...was to be done on the north parcel. Eliminates "bidder" pricing games...as to where or how his Mob/Demob was costed out...where his profit was priced in the job...discussion of anticipated schedule of work...and when the second contract may or may not be executed... simply makes a cleaner contracting strategy..give the vagueries of the decisions to be made and funding limitations associated with the north parcel.
4. If for some reason...demolition of south parcel is a "budget" buster, due to "unforseens" e.g. significant underground utilities, site dewatering, ...then the balance of the demo work on north parcel...will have be done under TEP grant...and contracting schedule for that work is not YET confirmed...so...we would not have to incur possible claims from contractor...related to limiting or terminating work he priced into bid for a single contract.

"Costs" of this approach:

1. Could result in slightly higher bid costs...these are minimal in relation to the potential cost "risks" associated with dewatering and contractor claims re schedule, sequencing and pricing of work.
2. Minimal costs associated with preparation and notice for two separate RFP's

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## Project Schedule (Update)

### Stormwater Improvement Project – South Parcel – Project A

#### West Brook Conservation Initiative

(Construction Efforts to be combined with, and contracted as part of NYSDOT “1-R” Project for Rt 9 in Lake George)

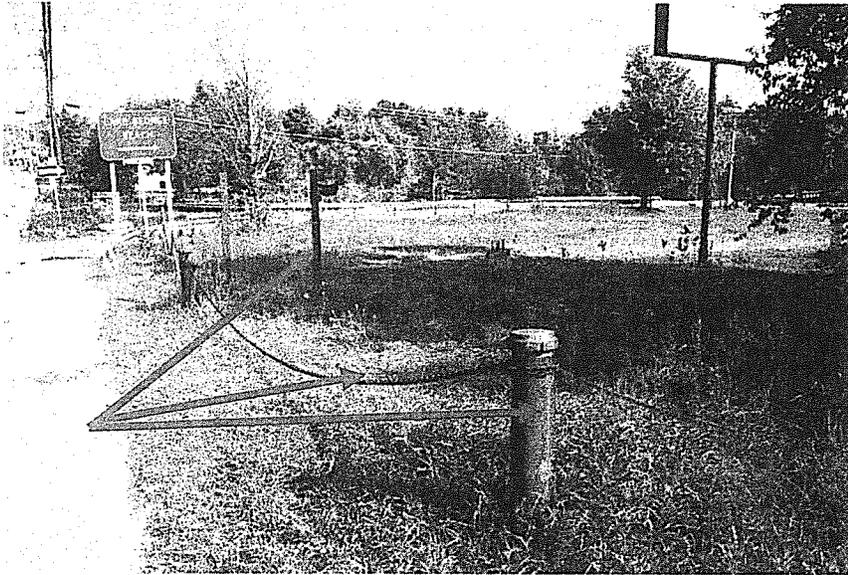
Schedule Dates shown are *Target Dates* for indicated milestones

Nov 16, 2009	Receive Comments on Planting Plan (workplan) from DEC/USDA
Dec 1, 2009	EPF- LWRP Contract signed & returned to Queensbury
Dec 16, 2009	Project Progress Review Meeting No 7
Feb 5, 2010	DOT transmits completed permit applications to APA
Feb 11, 2010	Project Progress Review Meeting No 8
Mar 11, 2010	100% PSE Documents to DOT Project Group (Revised)
Mar 25, 2010	Advertise for Site Demolition RFP
April 9, 2010	Pre- Bid meeting – site demolition project
May 3, 2010	Receive Bids – Site Demolition
May 24, 2010	Demolition Contract Signing & Issue Notice to Proceed
June 3, 2010	NYSDOT – Bid Letting (Opening) for 1-R Project (including SWIP work on South Parcel & Uplands (West Brook - Stream Corridor Improvements)
June 17, 2010	Release Bid Documents – EPF Funded Site Improvements
July 18, 2010	Bids Due – EPF Funded Site Improvements – South Parcel SWIP
Aug 18, 2010	Demolition Contract – “Substantial Completion”
Aug 15, 2010	Contract Award to 1-R Contractor (by NYSDOS)
Sep, 2010	Rough Grade – South Parcel (NYSDOT funded improvements to South Parcel)
Nov, 2010	Final Grade & Winterization/Stabilization of Site
Spring, 2011	Construct NYSDOS Funded Improvements to South Parcel
<i>Spring &amp; Fall, 2011</i>	<i>Final Plantings – South Parcel</i>

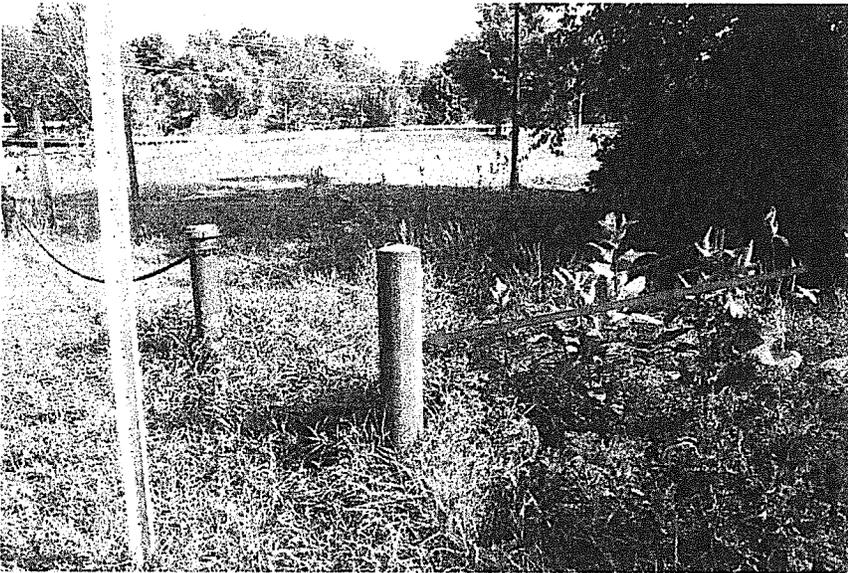
West Brook Conservation Initiative Demolition Items (3/4/09)

NO.	Item	Location	Location Description	Priority	Notes
1	Chain link fence and wooden posts	South Parcel	Borders Rte 9, near bank lot		
2	Metal/concrete post	South Parcel	Borders Rte 9, near bank lot		
3	Two cement pillars	South Parcel	Borders Rte 9, near bank lot		
4	"Charlies" sign	South Parcel	Borders Rte 9, near bank lot		
5	Wooden utility pole w/ light fixture	South Parcel	Light post around building		
6	Four metal light poles around Charlies Saloon	South Parcel	Runs around building		
7	Concrete curb around Charlies Saloon	South Parcel	Back of Charlies Saloon		
8	Storm-sewer/asphalt pad behind Charlies Saloon	South Parcel	Back of Charlies Saloon		
9	Six metal poles/transformer/concrete pad behind Charlies Saloon	South Parcel	Runs all around building		
10	Asphalt driveway around Charlies Saloon	South Parcel	East side of building, middle of field		
11	Two parking lot/filled light poles	South Parcel	East side of building, along WB Rd		
12	Chain link fence (inc. barriers) on West Brook Rd between Charlie's Saloon & State land	South Parcel			
13	Charlies Saloon building	South Parcel			
14	Parking entrance, concrete curbs, asphalt walkway in NE corner	South Parcel	North-east side of building		
15	Two small light poles in front Charlies Saloon	South Parcel	Front of Charlies Saloon		
16	Asphalt walkway in front of Charlies Saloon	South Parcel	Front of Charlies Saloon		
17	Piped fence in front of Charlies Saloon	South Parcel	Front of Charlies Saloon		
18	Two cement pillars in front	South Parcel	Front of Charlies Saloon		
19	Nine traffic barriers in front of Charlies Saloon	South Parcel	Front of Charlies Saloon		
20	"Charlies Music" sign in front of Charlies Saloon	South Parcel	Front of Charlies Saloon		
21	Exterior front lighting in ground in front of Charlies Saloon	South Parcel	Front of Charlies Saloon		
22	Parking lot drain, in front of Charlies Saloon	South Parcel	Front of Charlies Saloon		
23	Curb area in front of Charlies Saloon	South Parcel	Front of Charlies Saloon		
24	"Gateway" Building	North Parcel	Gateway Building, north parcel		
25	Three concrete sunken pillars in front of Gateway Building	North Parcel	Front of Gateway Building		
26	Two 8-foot metal sign posts in front of Gateway Building	North Parcel	Front of Gateway Building		
27	Two traffic bumpers in front of Gateway Building	North Parcel	Front of Gateway Building		
28	Curbs	North Parcel	Front of Gateway Building		
29	Sidewalk in front of building	North Parcel	Front of Gateway Building		
30	Fence on north parcel along West Brook Rd.	North Parcel	Fence - east of gateway bldg.		
31	Two pylons in driveway entrance	North Parcel	Driveway entrance		
32	Entrance gate, two metal posts and ramp	North Parcel	Driveway entrance		
33	Asphalt driveway to opera house	North Parcel	Area outside festival space		
34	Corner light posts	North Parcel	Near West Brook Road, nearest Dow building		
35	Asphalt pad in front of cavalcade of cars building	North Parcel	Between building and fence		
36	Light pole, fence, asphalt on pedestrian walkway end	North Parcel	All fixtures at pedestrian walkway		
37	Cement pier between Cavalcade of Cars and Dow parking lot	North Parcel	Between building and fence		
38	Asphalt in front of rest room building	North Parcel	Rest Room building in NW portion of property		
39	Rest Room building	North Parcel	NW corner of property		
40	Concrete raceway	North Parcel	West side of property, below Rte 9		
41	Carousel/circular building	North Parcel	NW corner of property		
42	Metal trim/asphalt walkways	North Parcel	West side of property		
43	Four concrete pillars in racetrack	North Parcel	West side of property		
44	Fence along Rte 9	North Parcel	West side of property		
45	Two metal sign pillars at corner of Rte 9 and West Brook Rd.	North Parcel	NE corner of north parcel		
46	Fence along wbrd	North Parcel	NE corner of north parcel		
47	Rebar posts around racetrack	North Parcel	West side of property		
48	Stand alone pole at NW corner of Gateway Building	North Parcel	NW corner of Gateway Building		
49	Asphalt/curb behind Gateway Building	North Parcel	Behind Gateway Building		
50	Utility pad behind Gateway Building	North Parcel	Behind Gateway Building		
51	Storm sewer behind Gateway Building	North Parcel	Behind Gateway Building		
52	Cement pad behind Gateway Building, NE corner	North Parcel	Behind Gateway Building		
53	Concrete wall extending from Northeast corner of building	North Parcel	East side of Gateway Building		
54	Storm sewer on east side of Gateway Building near gate	North Parcel	East side of Gateway Building		
55	Opera Building	North Parcel	East side of Gateway Building		
56	Cavalcade of Cars Building	North Parcel			
57	Cement pad behind Charlie's Saloon Building	South Parcel	Past corner of Tiki Parking Lot		
58	Cement pier behind Charlie's Saloon Building	South Parcel	Past corner of Tiki Parking Lot		
59	Asphalt behind Charlie's Saloon Building	South Parcel	Past corner of Tiki Parking Lot		

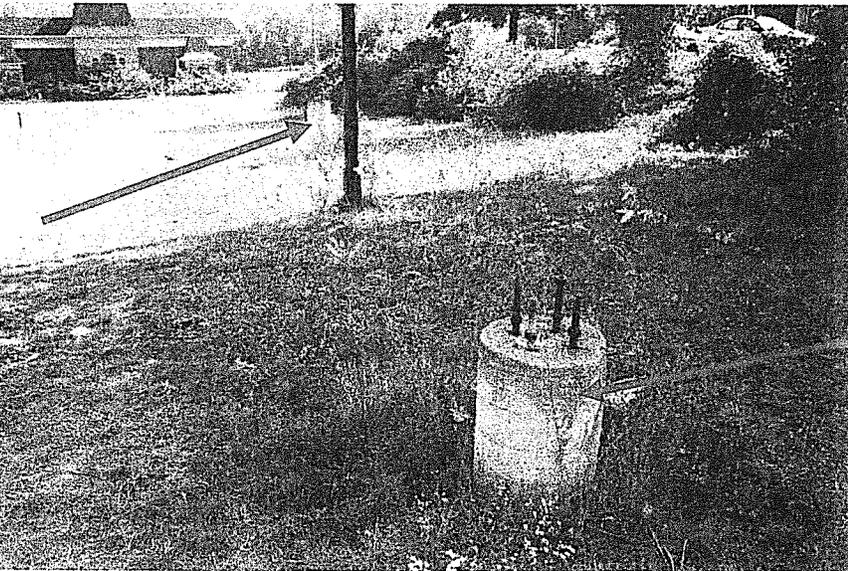
West Brook  
Conservation Initiative  
Demolition Items



**#1 - chain link  
fence, steel and  
wooden posts**

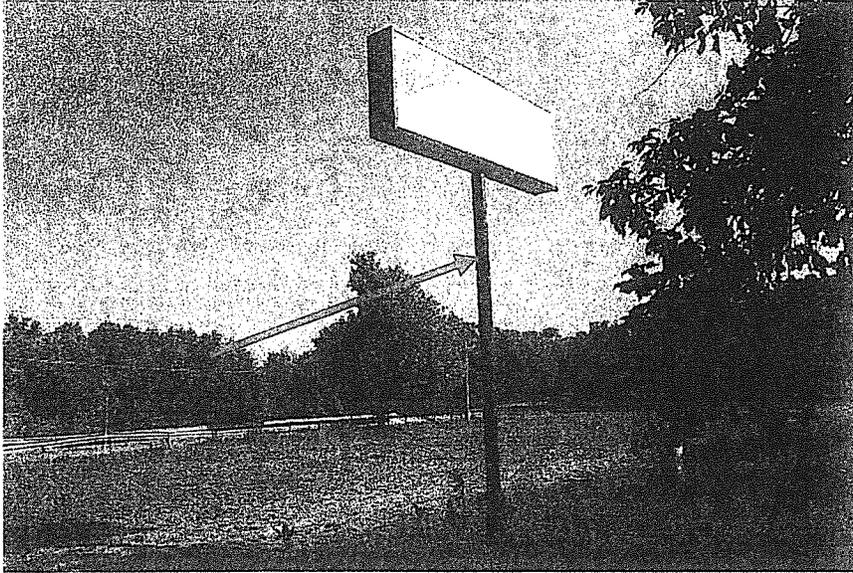


**#2 - metal /  
concrete post**

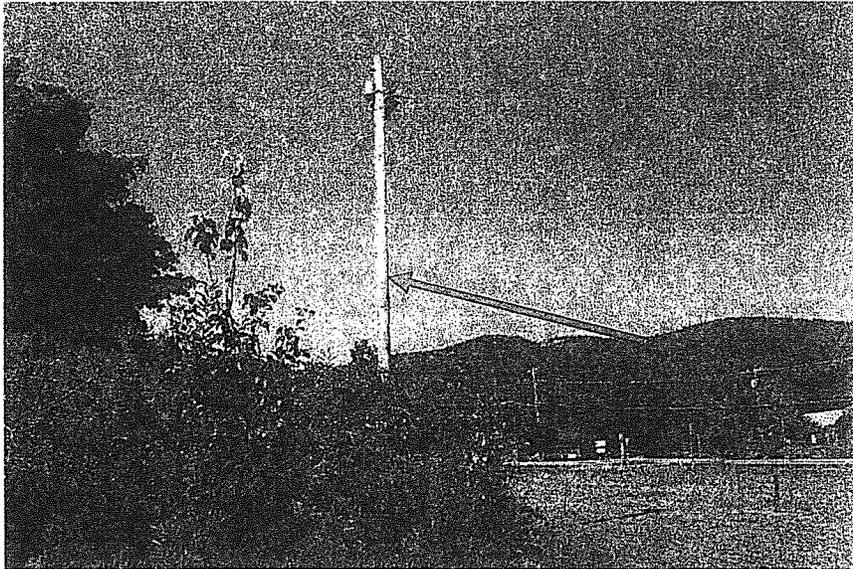


**#3 - Two cement  
pillars**

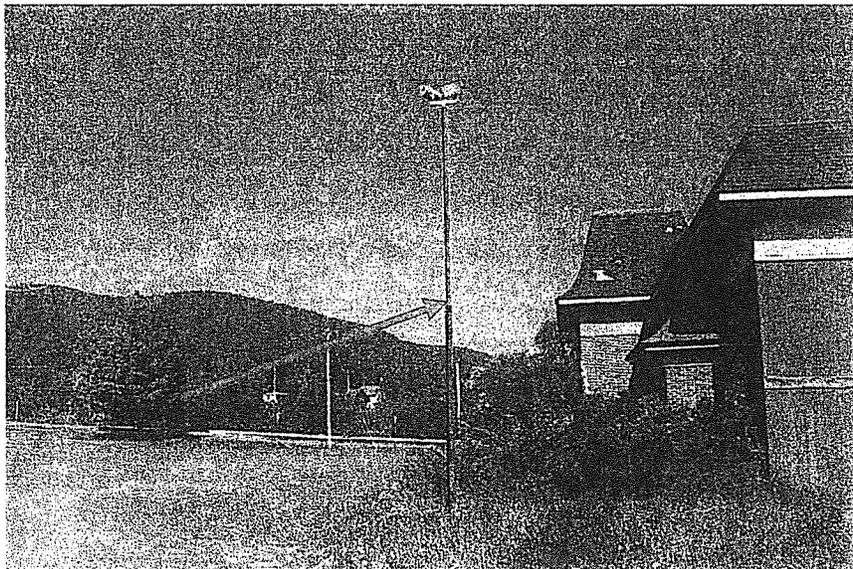
West Brook  
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Demolition Items



#4 - "Charlies"  
sign

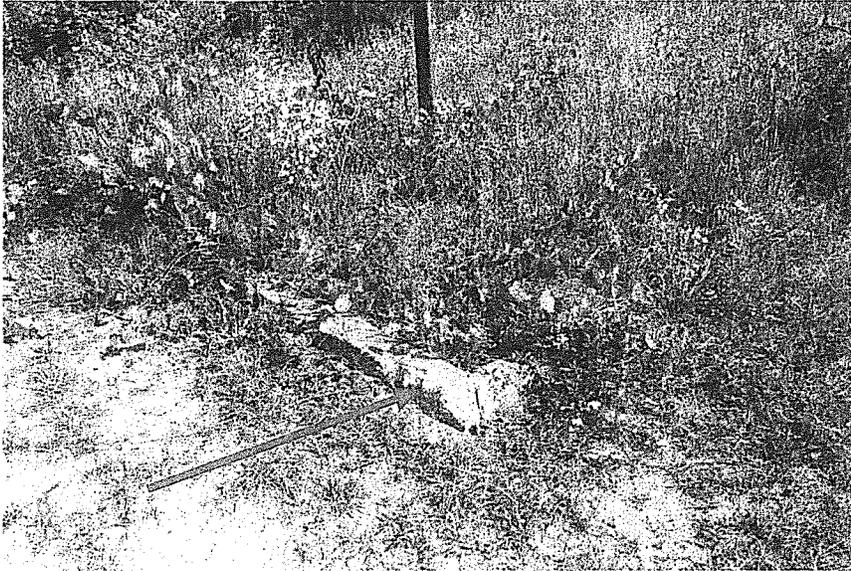


#5- wooden  
utility pole w/  
light fixture



#6 - Four metal  
light poles around  
Charlies Saloon

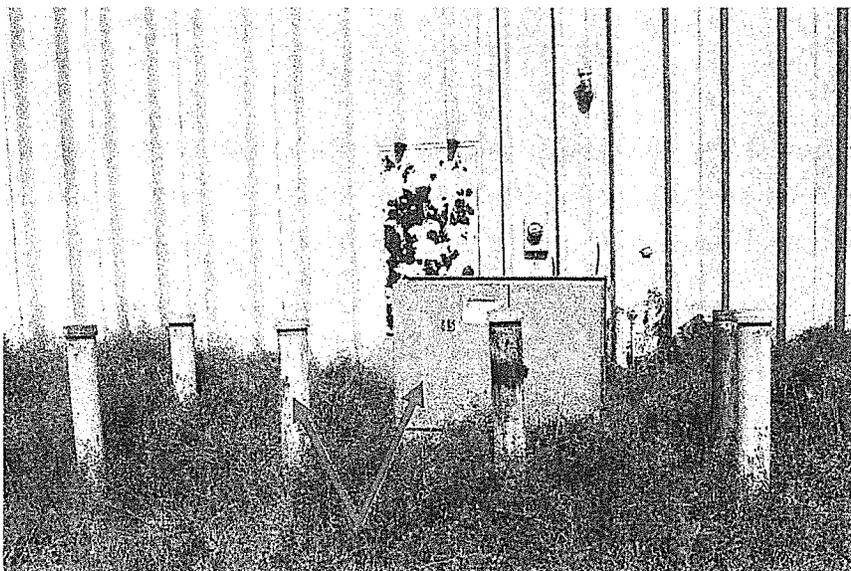
West Brook  
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**#7 - Concrete  
curb around  
Charlies Saloon**

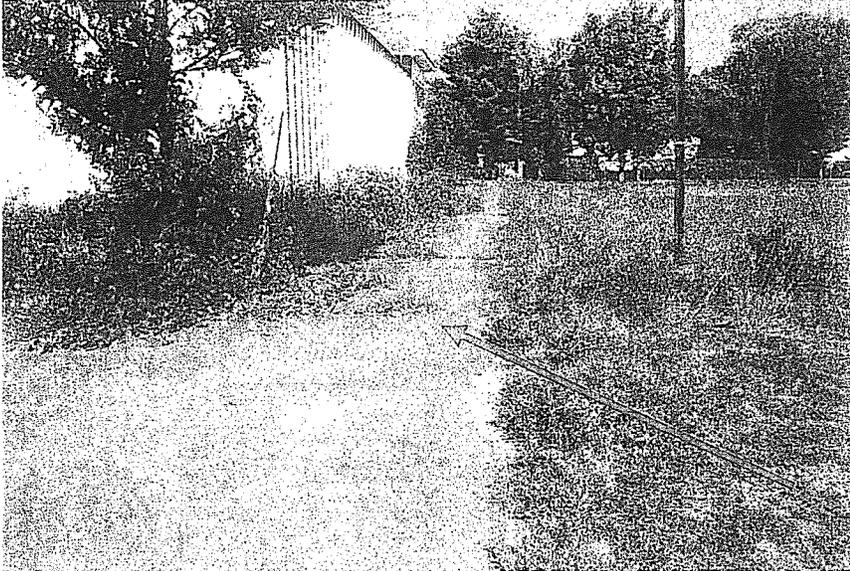


**#8 - Storm-  
sewer/asphalt  
pad behind  
Charlies Saloon**

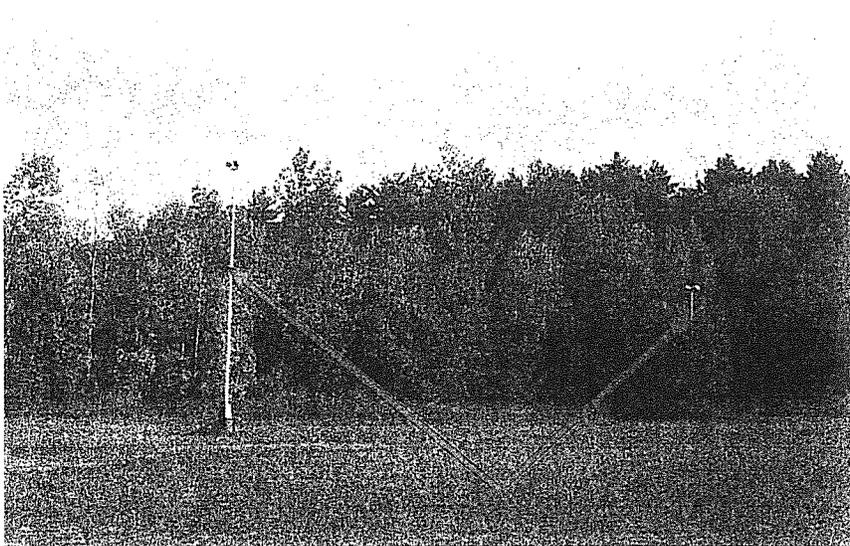


**#9 - Six metal  
poles/transformer  
/concrete pad  
behind Charlies  
Saloon**

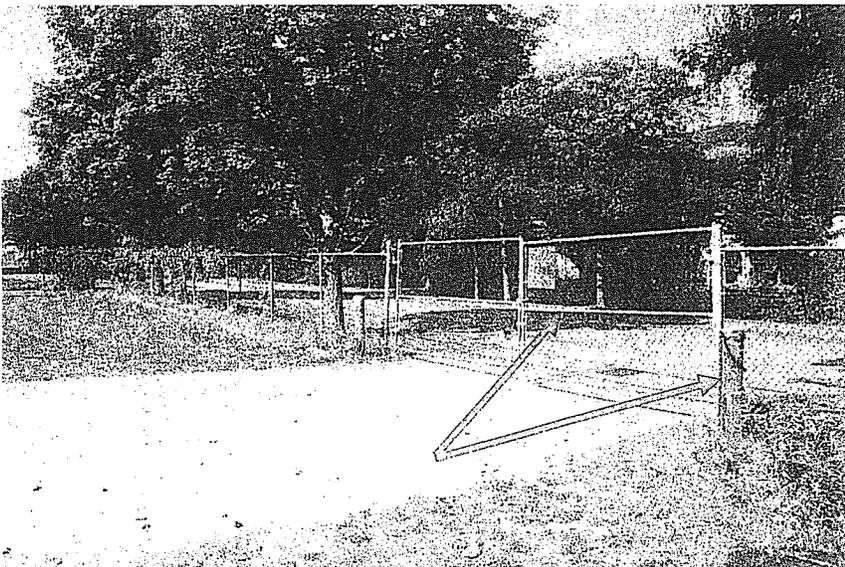
West Brook  
Conservation Initiative  
Demolition Items



#10 - Asphalt  
driveway around  
Charlie's Saloon

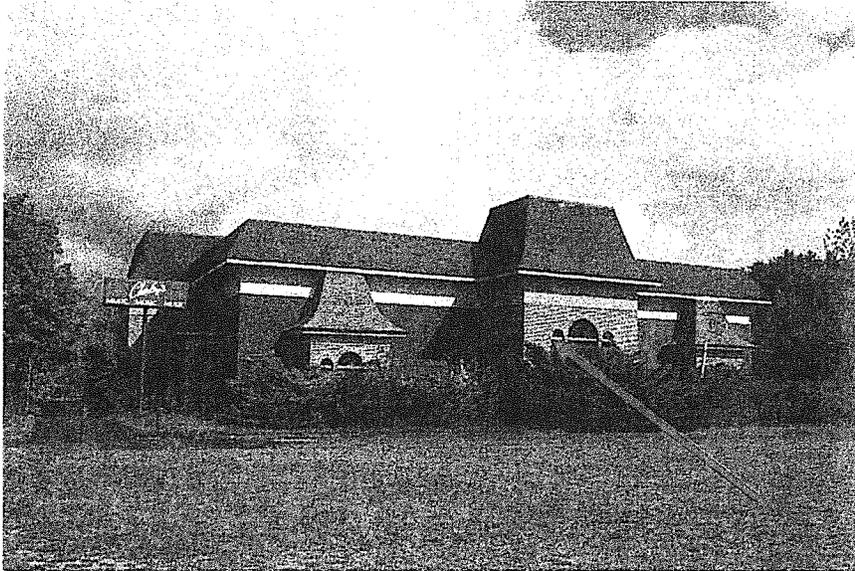


#11 - Two  
parking lot/files  
light poles

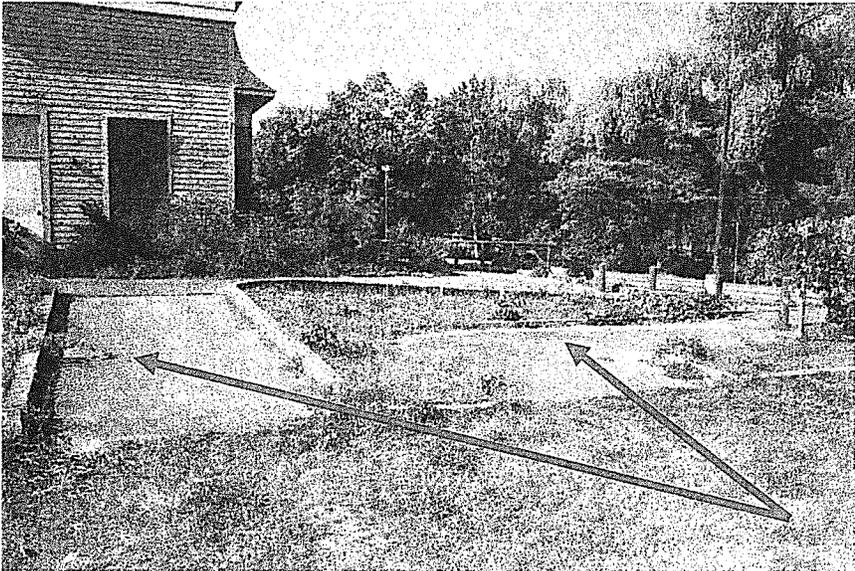


#12 - Chain link  
fence (inc.  
barriers) on West  
Brook Rd between  
Charlie's Saloon &  
State land

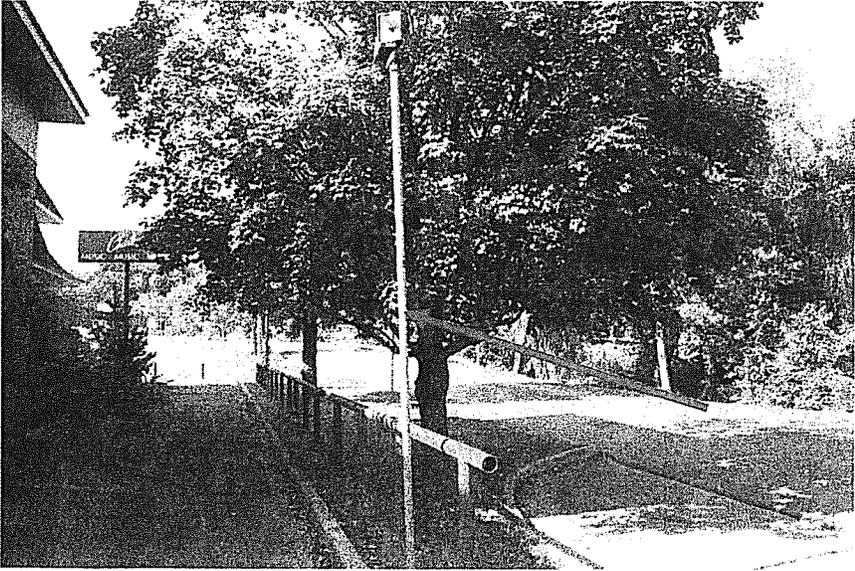
West Brook  
Conservation Initiative  
Demolition Items



**#13 - Charlies  
Saloon building**

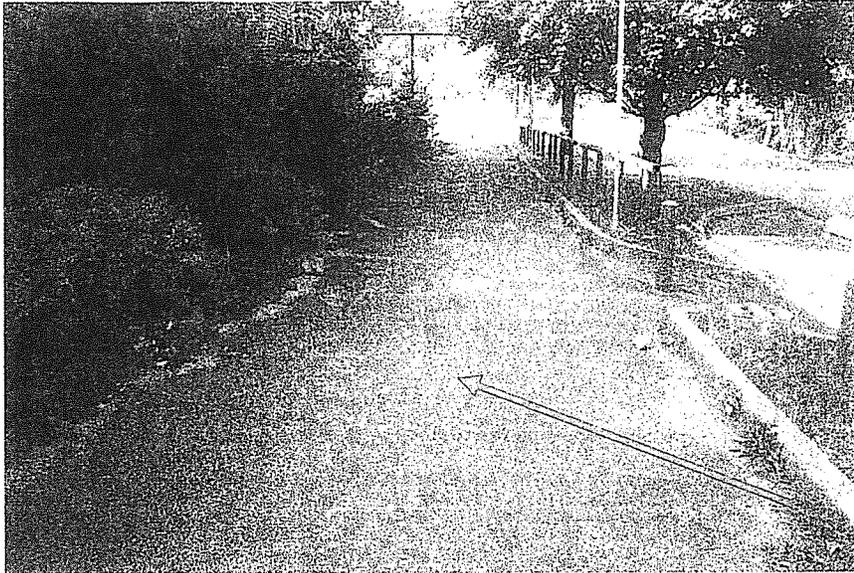


**#14 - Parking  
entrance, concrete  
curbs, asphalt  
walkway in NE  
corner**

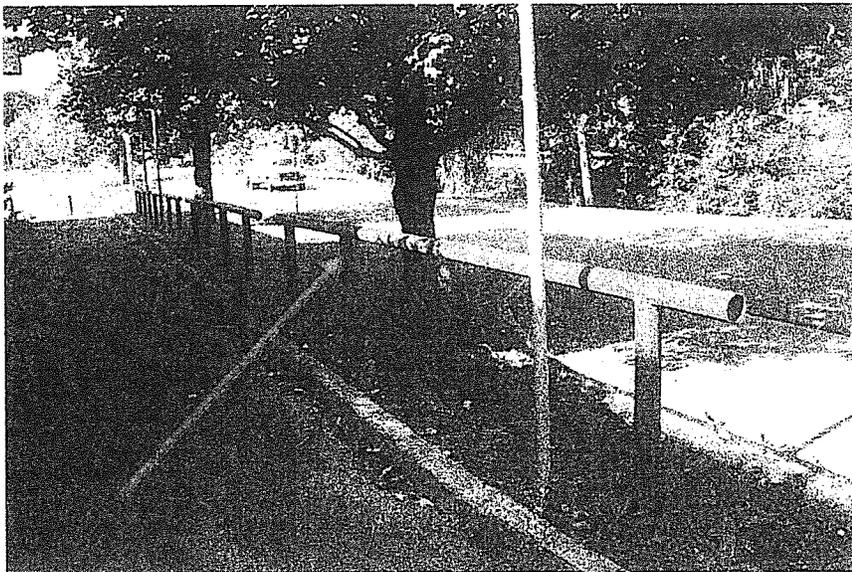


**#15 - Two small  
light poles in front  
Charlies Saloon**

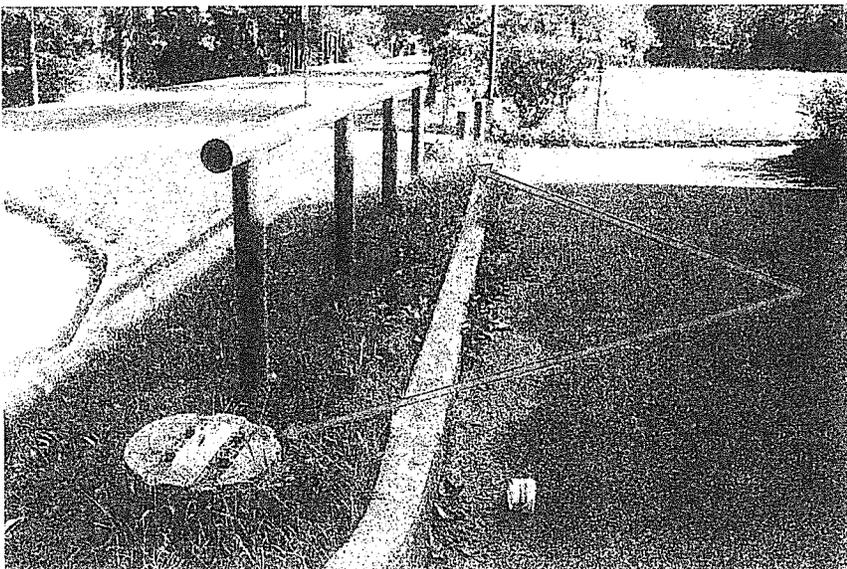
West Brook  
Conservation Initiative  
Demolition Items



#16 - Asphalt  
walkway in front  
of Charlie's Saloon

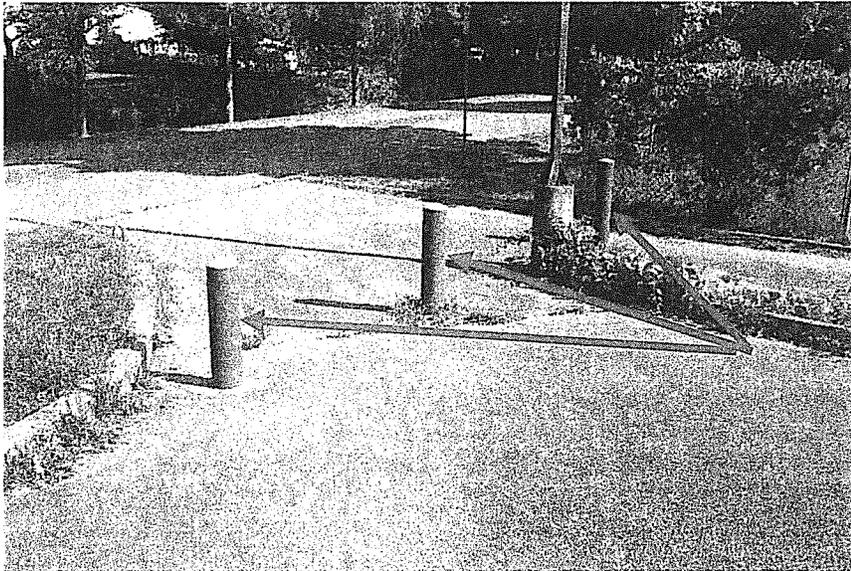


#17 - Piped  
fence in front of  
Charlie's Saloon

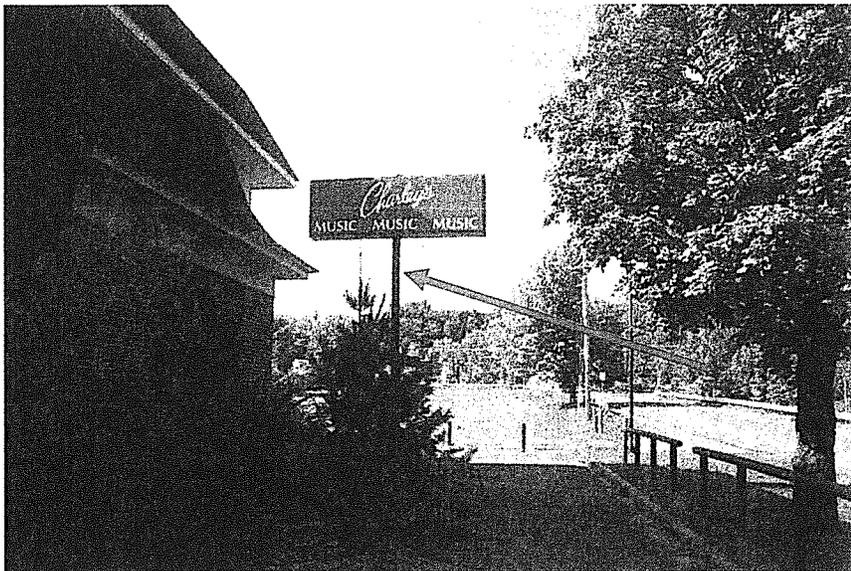


#18 - Two cement  
pillars in front

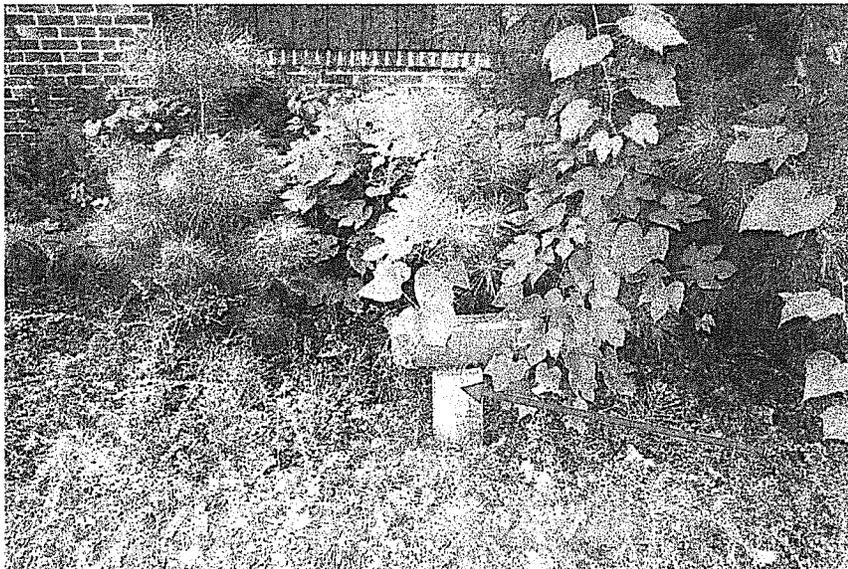
West Brook  
Conservation Initiative  
Demolition Items



**#19 - Nine traffic barriers in front of Charlies Saloon**



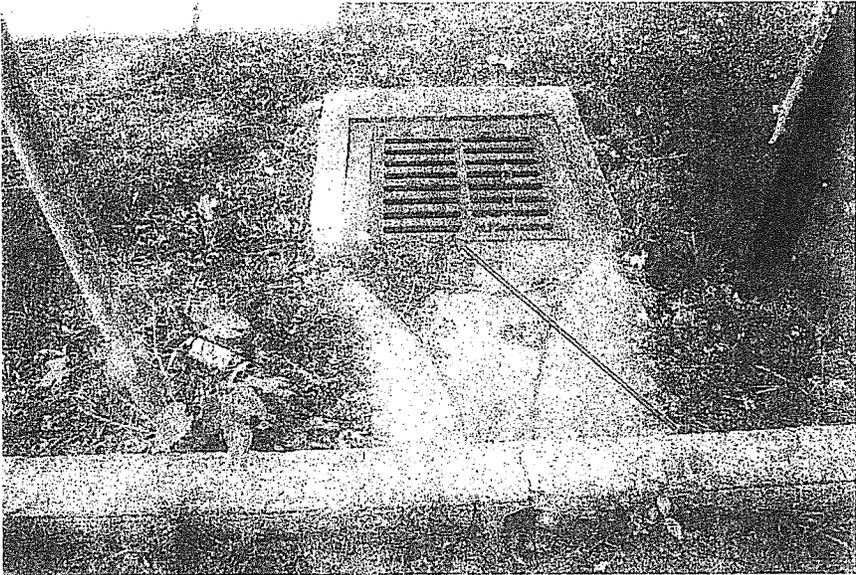
**#20 - "Charlies Music" sign in front of Charlies Saloon**



**#21 - Exterior front lighting in ground in front of Charlies Saloon**

West Brook  
Conservation Initiative  
Demolition Items

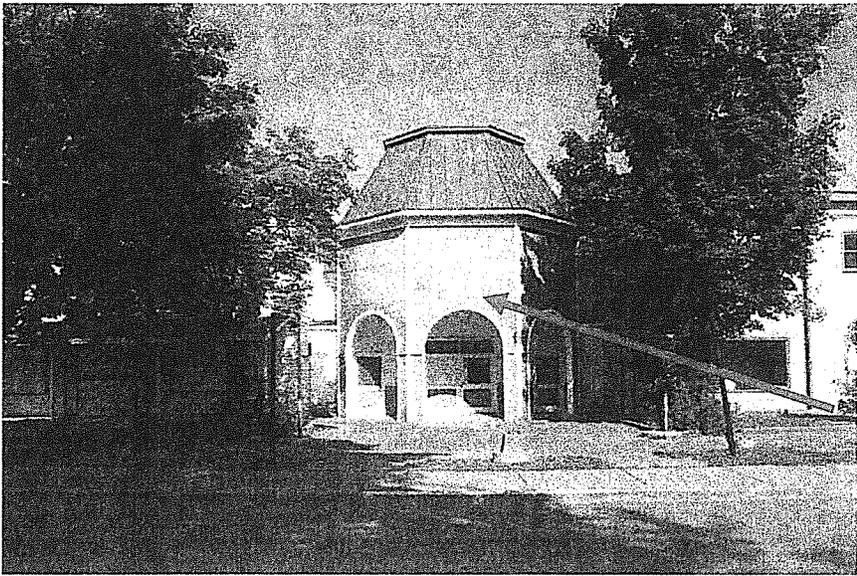
#22 - parking lot  
drain, in front of  
Charlies Saloon



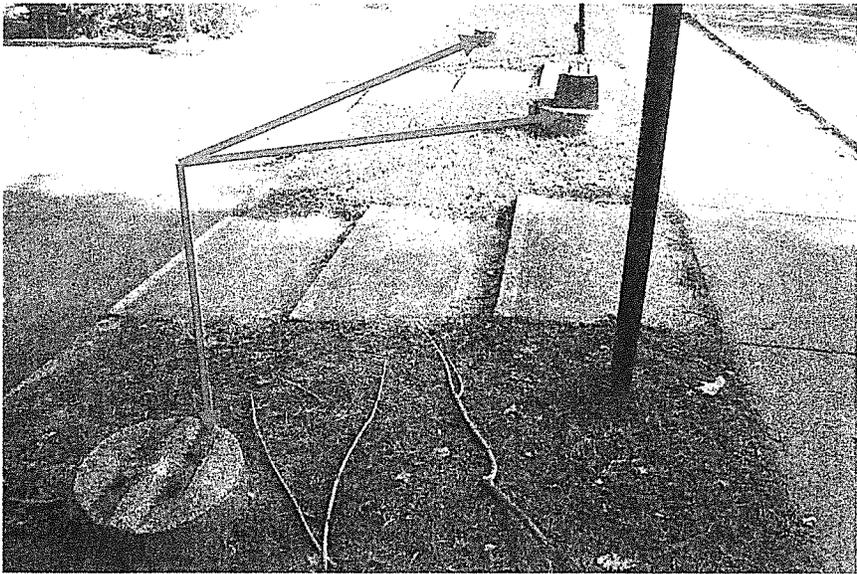
#23 - curb area in  
front of Charlies  
Saloon



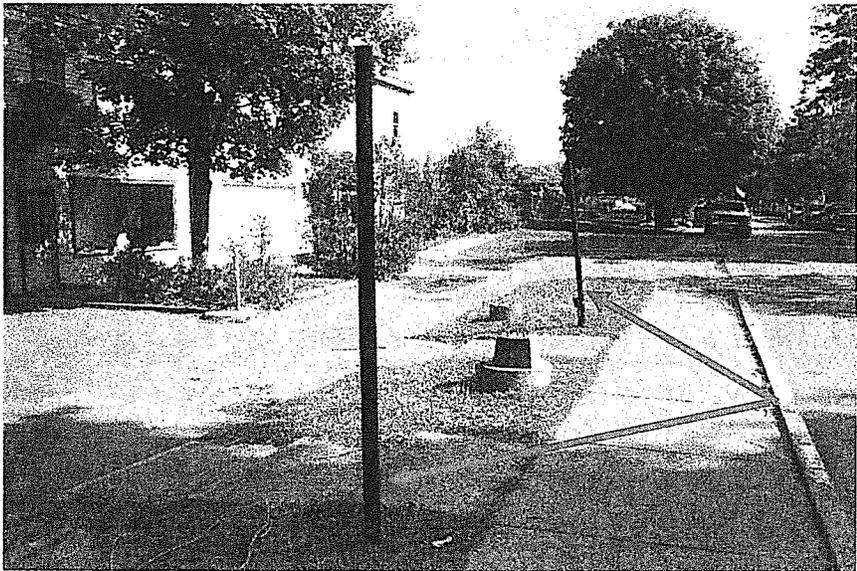
West Brook  
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Demolition Items



**#24 - "Gateway"  
Building**

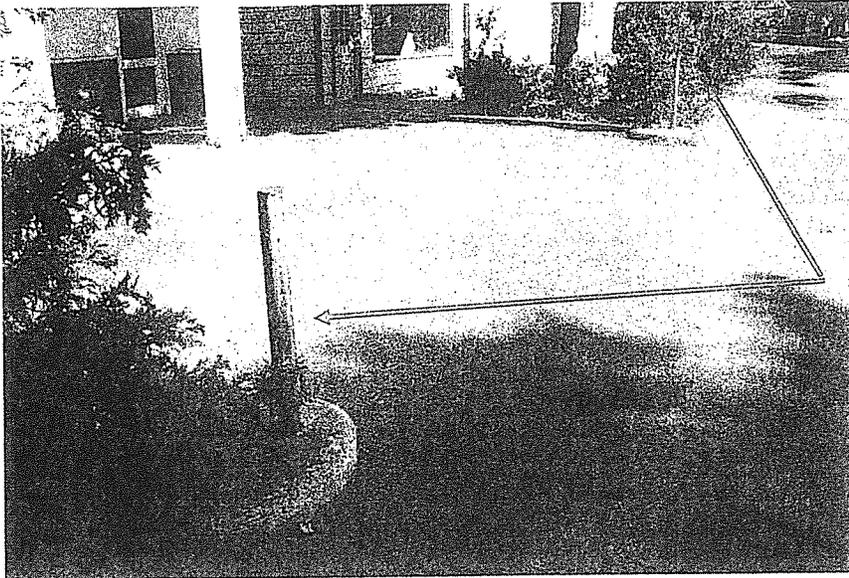


**#25 - Three  
concrete sunken  
pillars in front of  
Gateway Building**

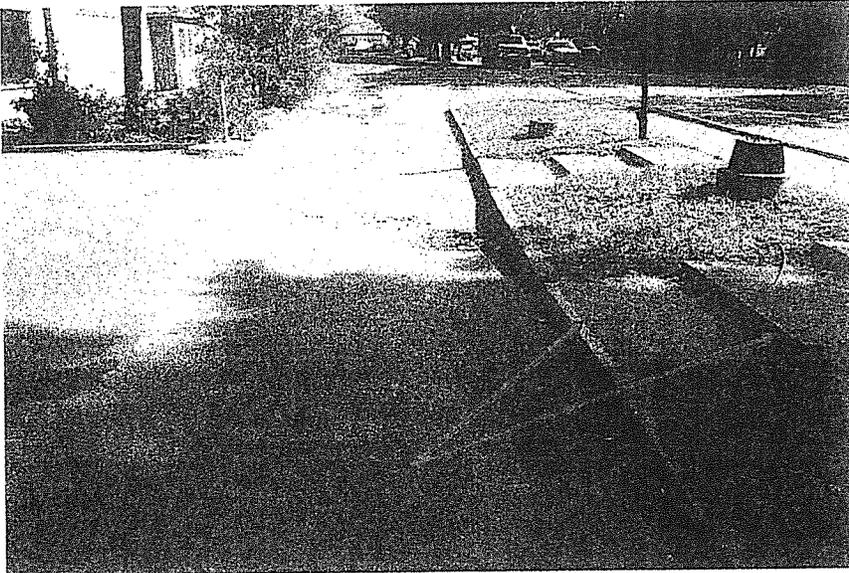


**#26 - Two 8-foot  
metal sign posts  
in front of  
Gateway Building**

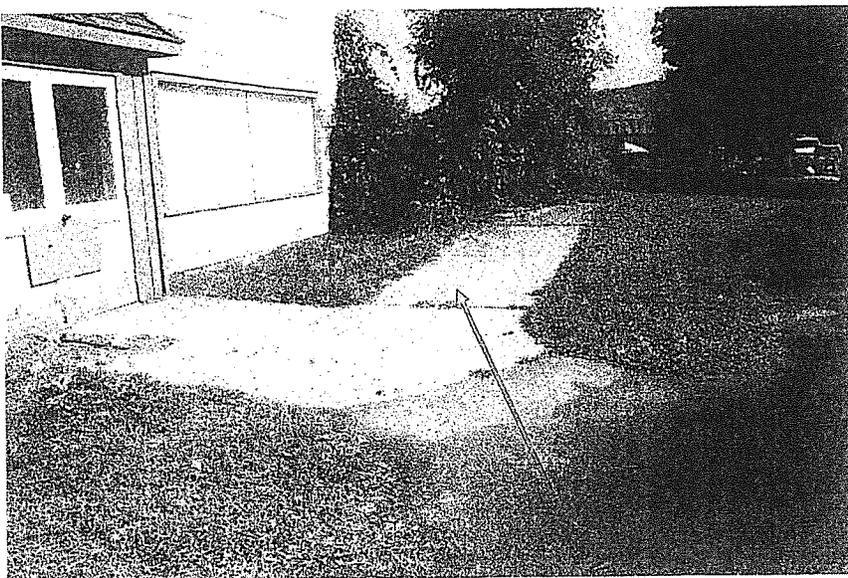
West Brook  
Conservation Initiative  
Demolition Items



#27 - Two traffic  
bumpers in front  
of Gateway  
Building

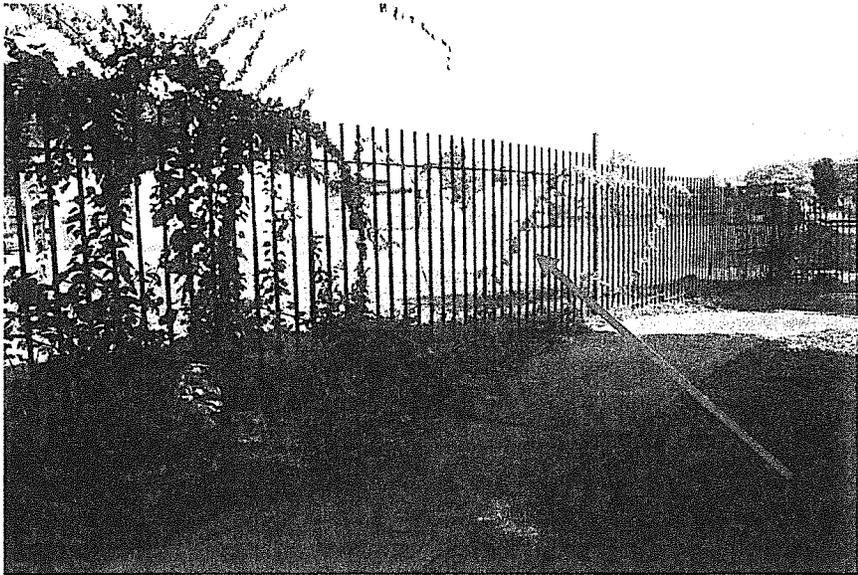


#28 - Curbs and  
steps

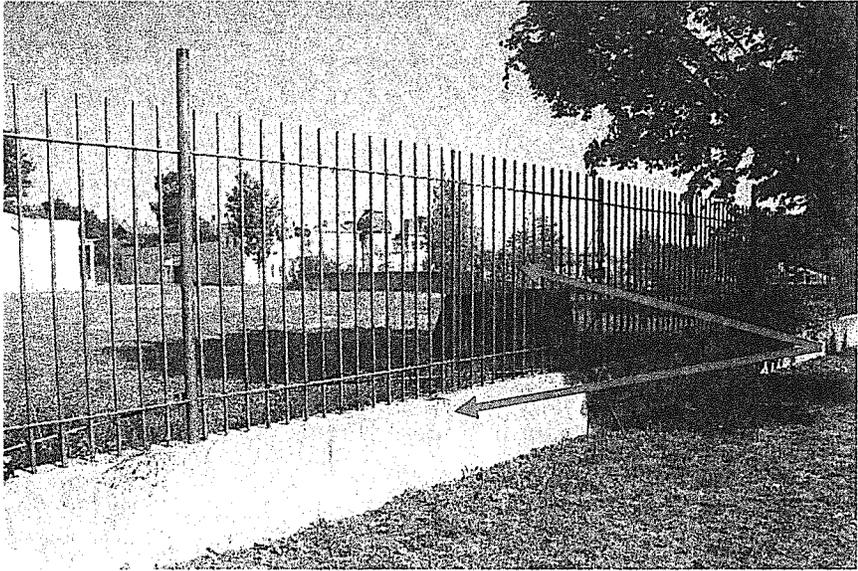


#29 - Sidewalk in  
front of building

West Brook  
Conservation Initiative  
Demolition Items

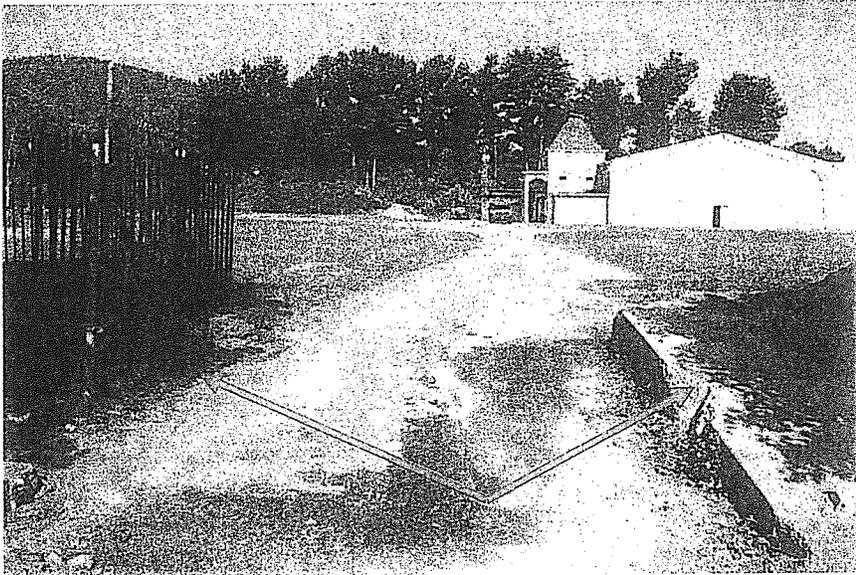


**#30 - Fence on north parcel along West Brook Rd.**

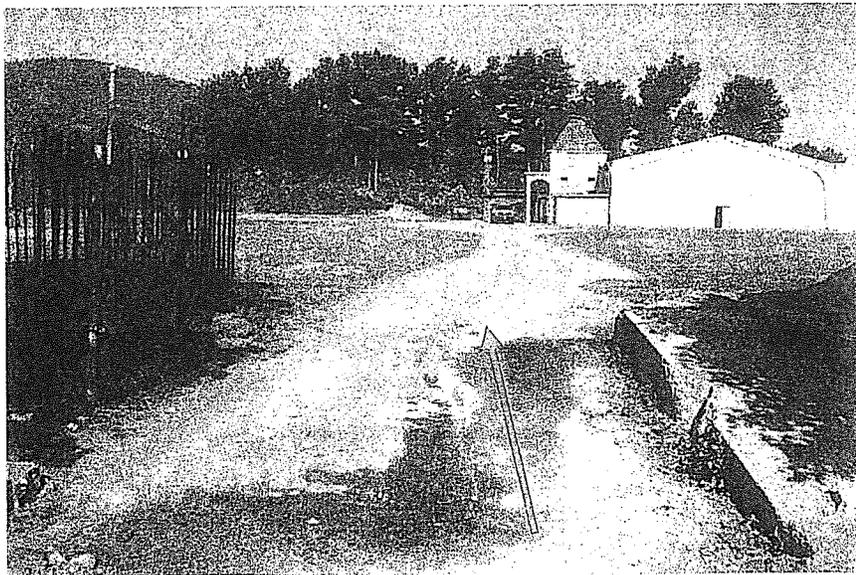


**#31 - Two pylons in driveway entrance**

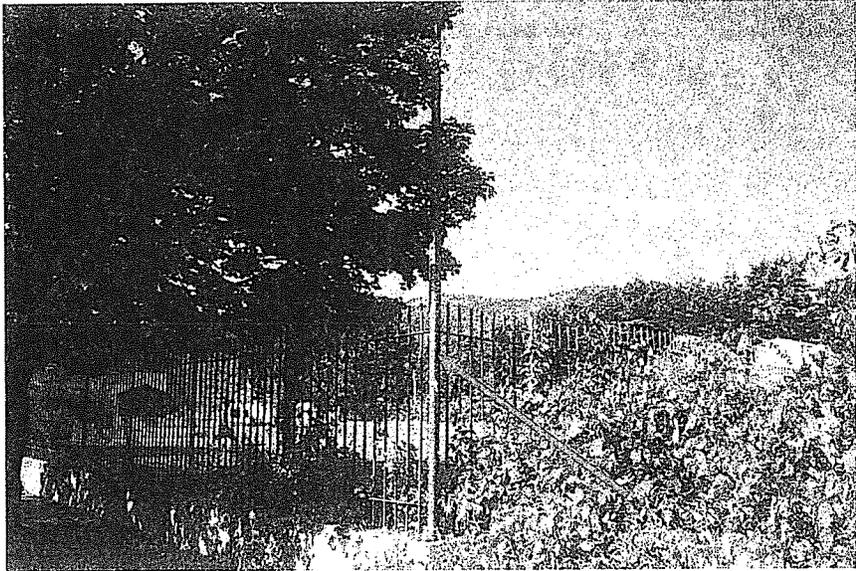
West Brook  
Conservation Initiative  
Demolition Items



#32 - Entrance gate, two metal posts and ramp

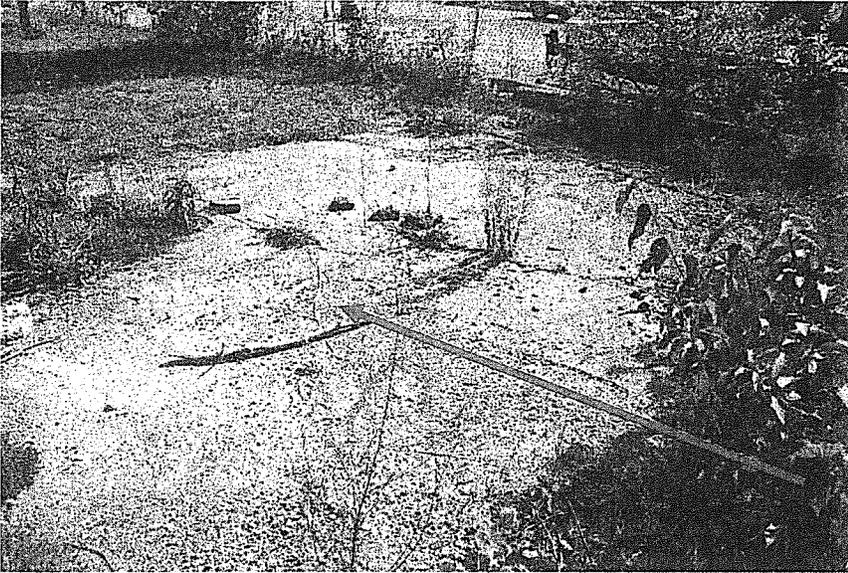


#33 - Asphalt driveway to opera house



#34 - Corner light post

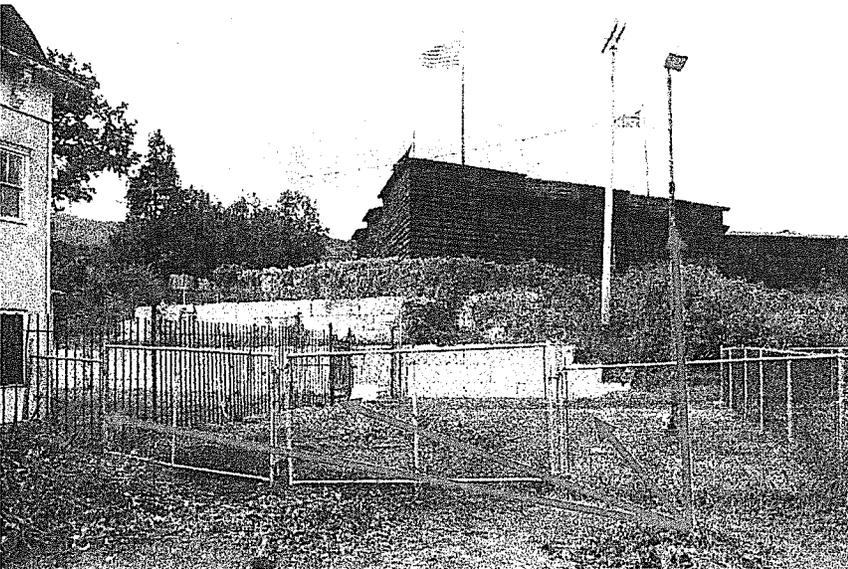
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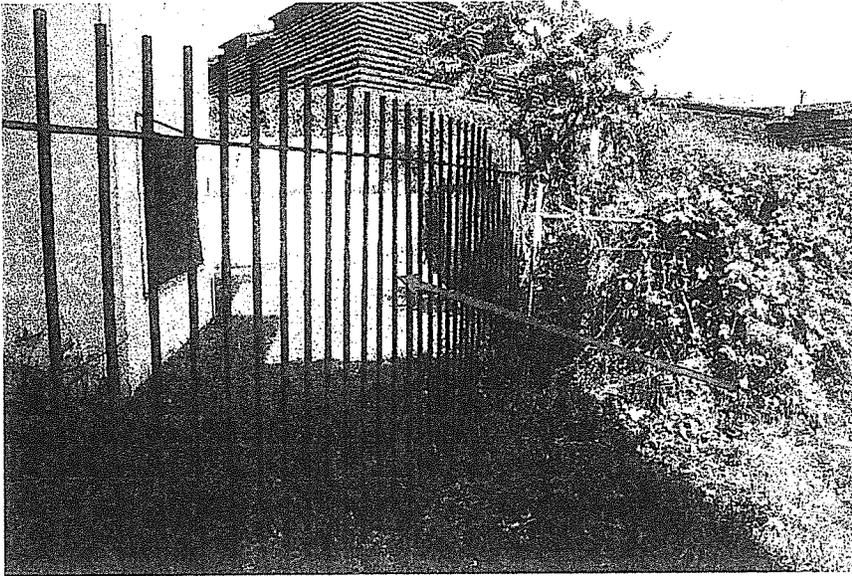
**#35 - Asphalt pad  
in front and side  
of Cavalcade of  
Cars building**



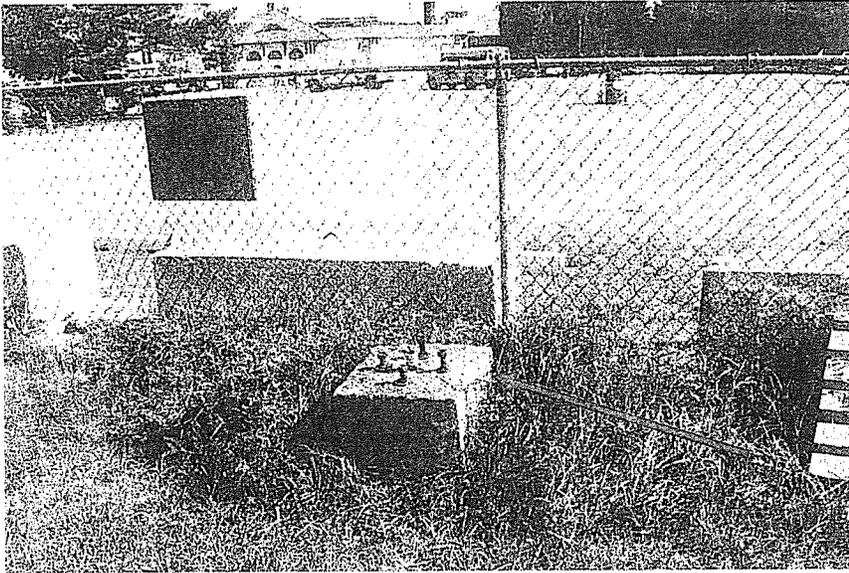
**#36 - light pole,  
fence, asphalt on  
pedestrian  
walkway end**



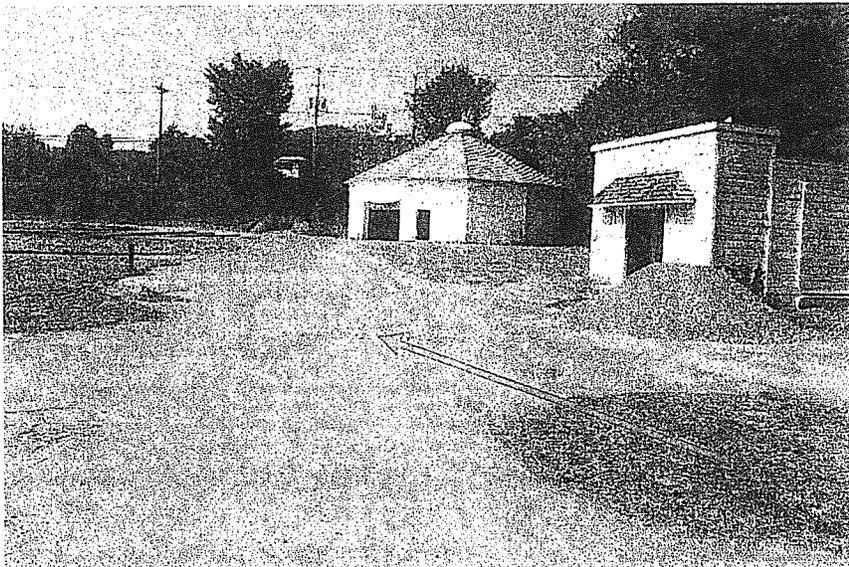
West Brook  
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Demolition Items



**#36 - Light pole,  
fence, asphalt on  
pedestrian  
walkway end**

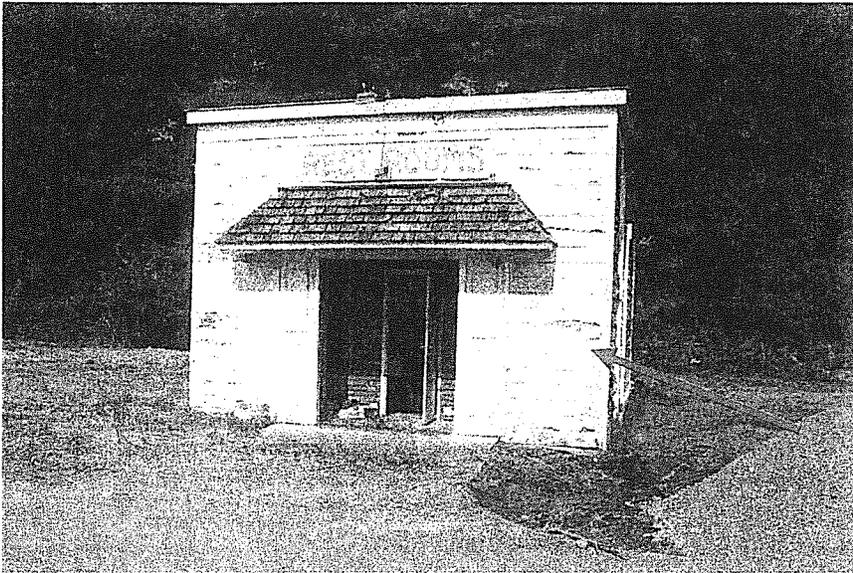


**#37 - Cement pier  
between  
Cavalcade of Cars  
and Dow parking  
lot**

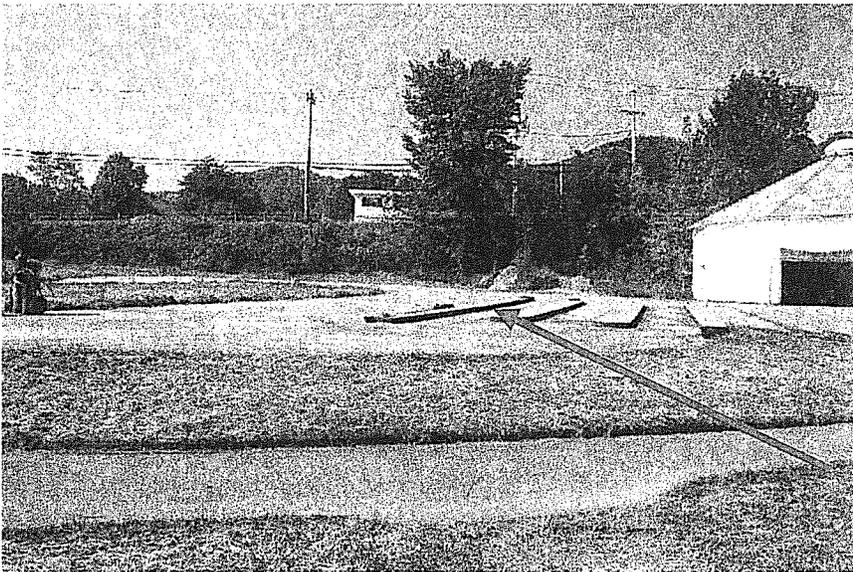


**#38 - Asphalt in  
front of rest room  
building**

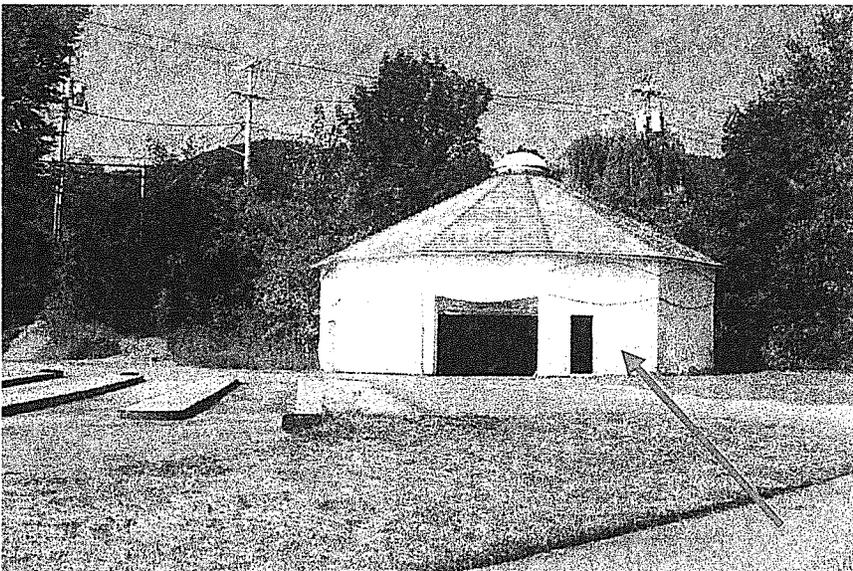
West Brook  
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Demolition Items



**#39 - Rest Room  
building**

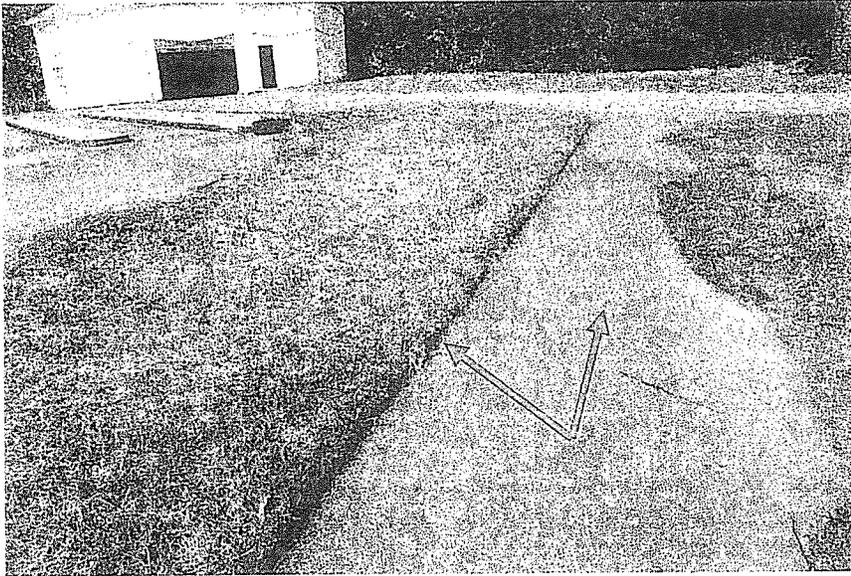


**#40 - Concrete  
raceway**

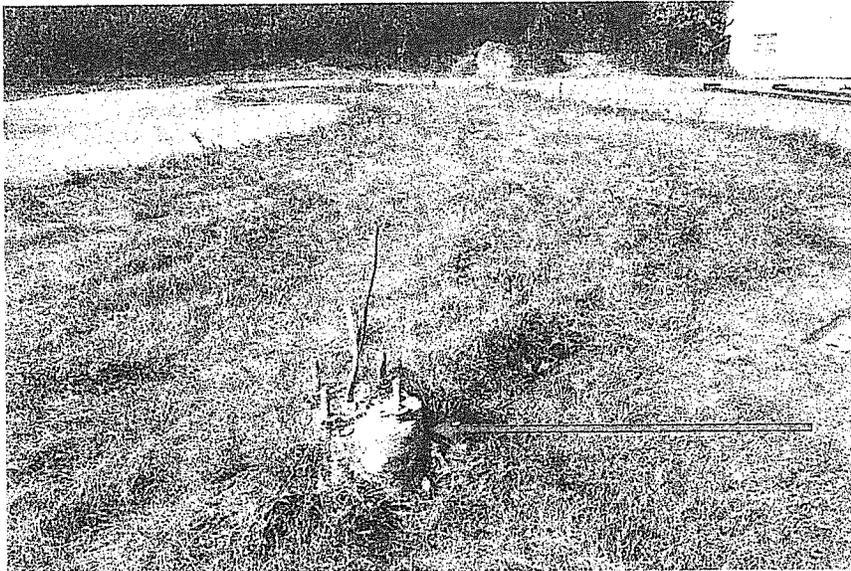


**#41 - Carousel /  
circular building**

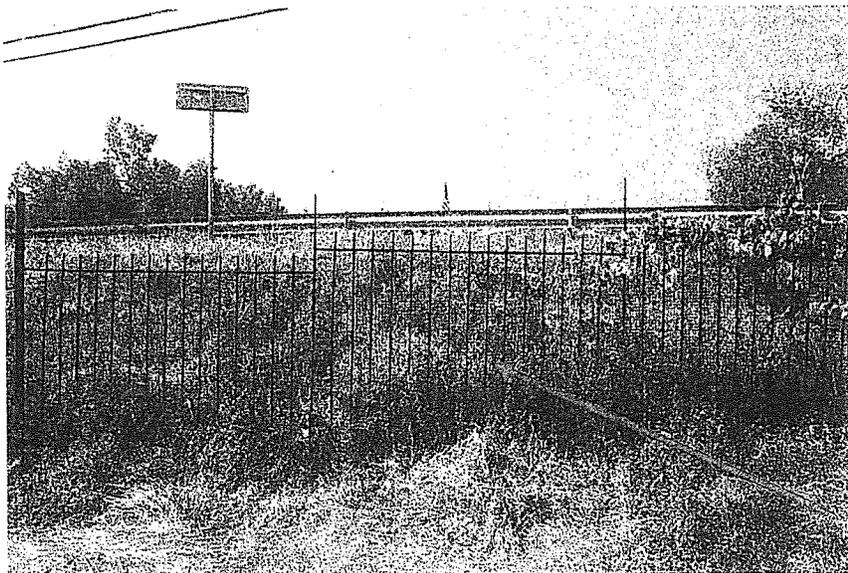
West Brook  
Conservation Initiative  
Demolition Items



#42 - Metal  
trim/asphalt  
walkways

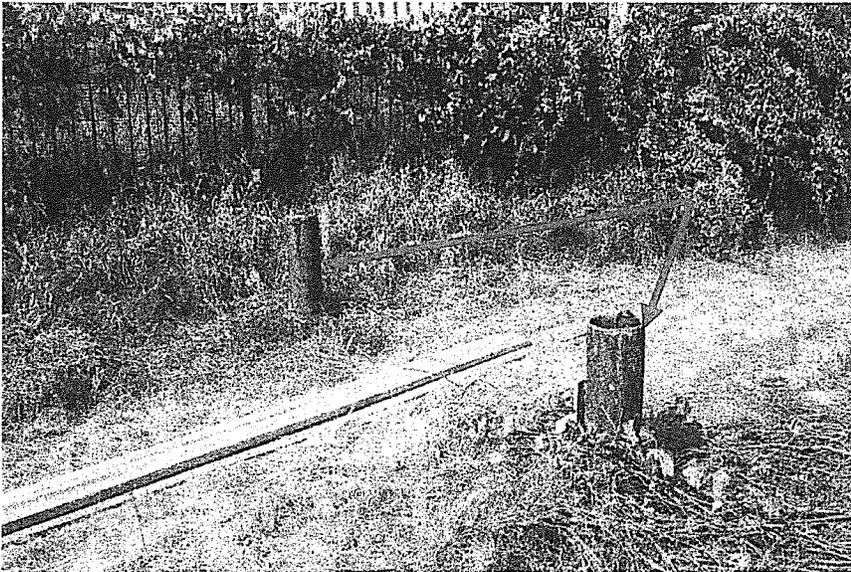


#43 - Four  
concrete pillars in  
racetrack



#44 - Fence along  
rte 9

West Brook  
Conservation Initiative  
Demolition Items



**#45 – Two metal  
sign pillars at  
corner of Rte 9  
and West Brook  
Rd**

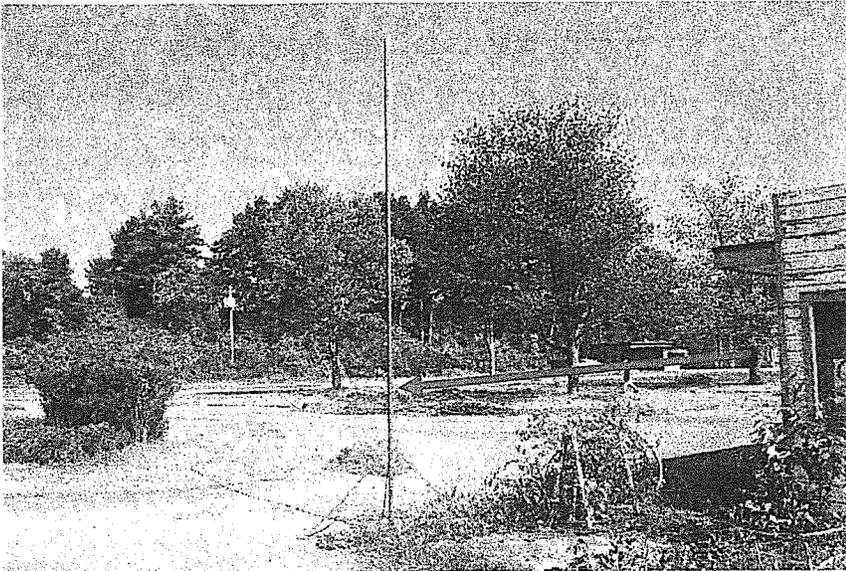


**#46 – Fence along  
West Brook Rd.**

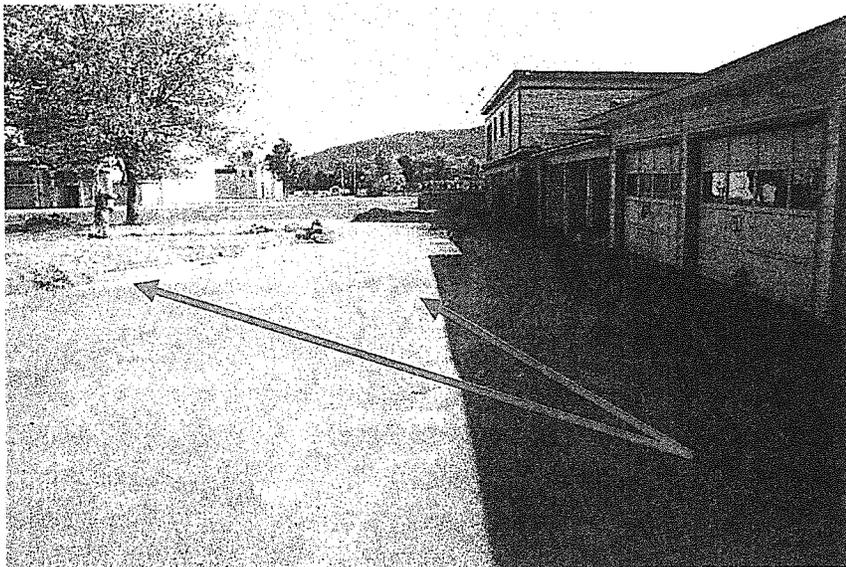


**#47 – Rebar posts  
around racetrack**

West Brook  
Conservation Initiative  
Demolition Items



**#48 - Stand alone  
pole at NW corner  
of Gateway  
Building**

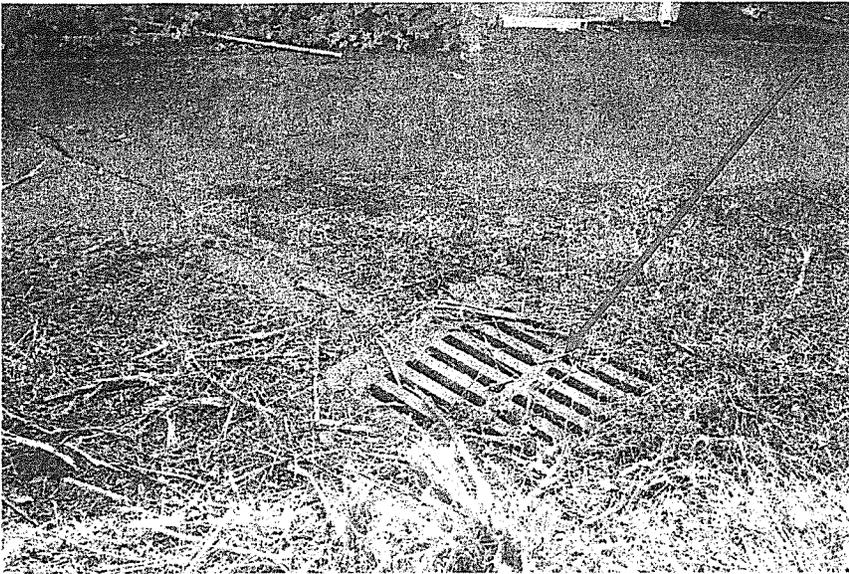


**#49 - Asphalt /  
curb behind  
Gateway Building**

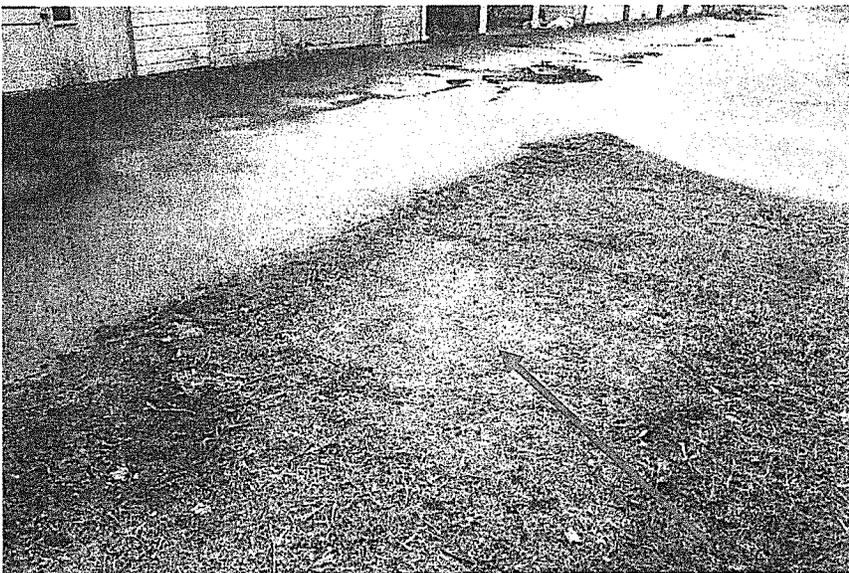


**#50 - Utility pad  
behind Gateway  
Building**

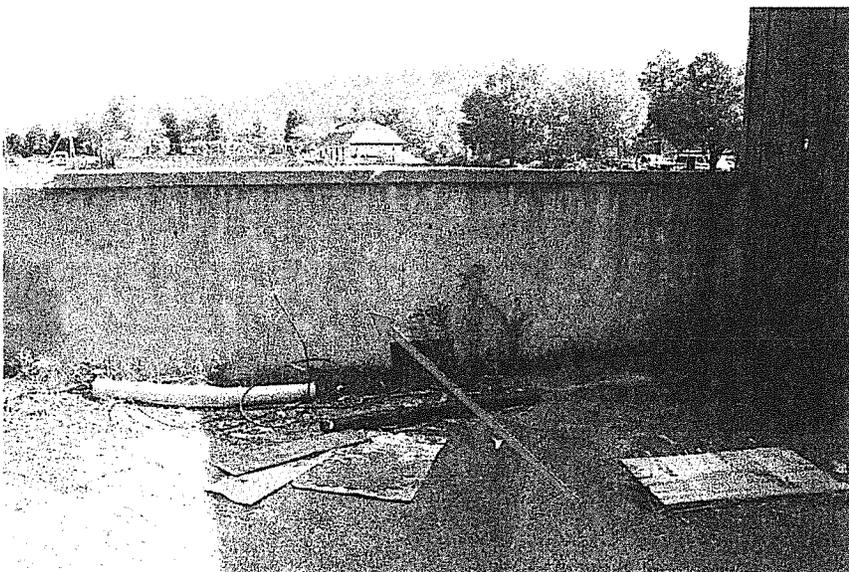
West Brook  
Conservation Initiative  
Demolition Items



**#51 – Storm  
sewer behind  
Gateway Building**

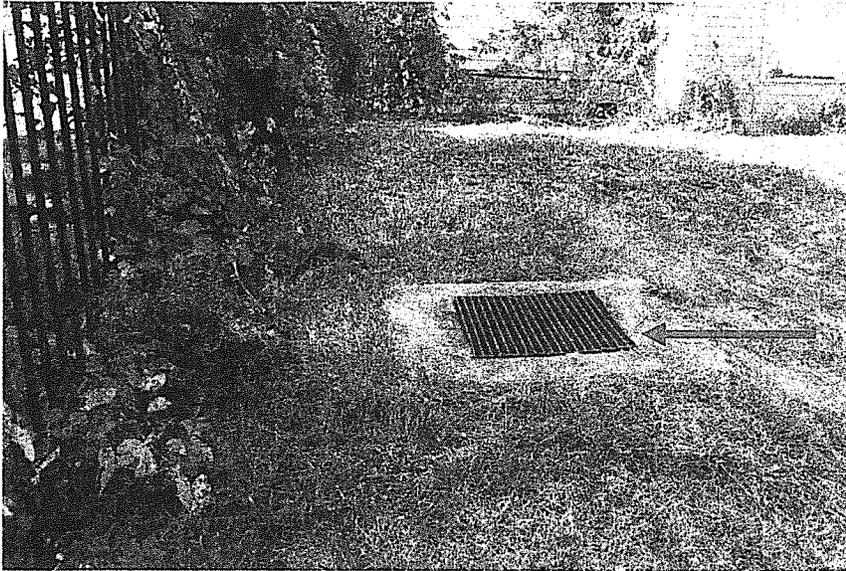


**#52 – Cement pad  
behind Gateway  
Building, NE  
corner**

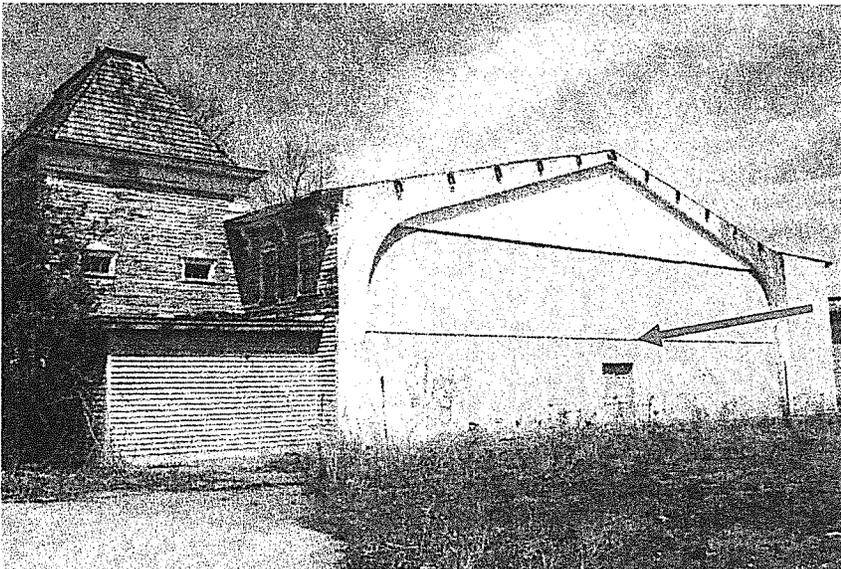


**#53 – Concrete  
wall extending  
from NE corner of  
building**

West Brook  
Conservation Initiative  
Demolition Items



**#54 – storm  
sewer on east side  
of Gateway  
Building near gate**



**#55 – Opera  
Building**



**#56 – Cavalcade  
of Cars Building**

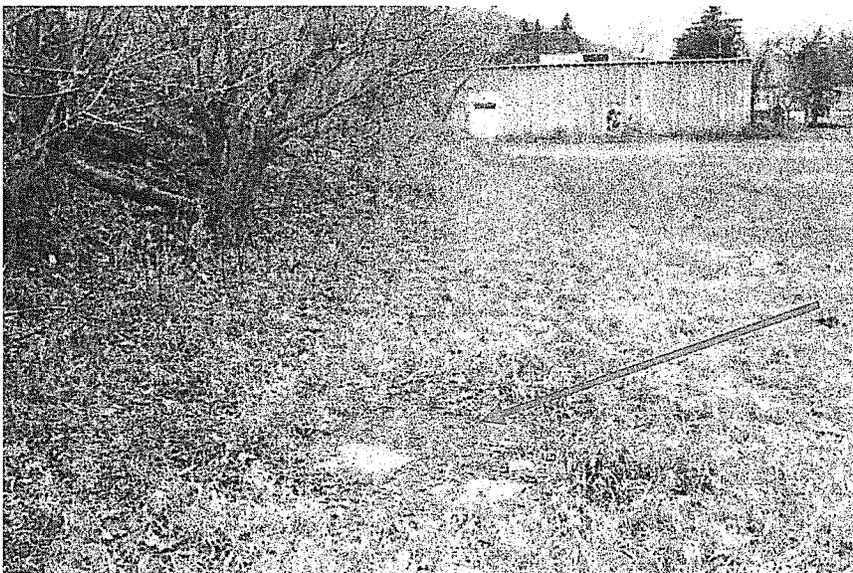
West Brook  
Conservation Initiative  
Demolition Items



**#57- Cement pad  
behind Charlie's  
Saloon Building**



**#58- Cement pier  
behind Charlie's  
Saloon Building**



**#59- Asphalt  
behind Charlie's  
Saloon Building**

SIGN-IN SHEET FOR GUESTS

COMMITTEE: \_\_\_\_\_

DATE: \_\_\_\_\_

PLEASE PRINT

NAME	REPRESENTING
Bonnie COLOMB	L.G. CITIZENS GROUP
DAVID COLOMB	L.G. CITIZENS GROUP
David Kenny	SELF
Nancy Williams	L.G.L.C
Joe STANEK	L.G. Resident
Paul Austin	Building
George McGowan	Lake George
Tony Kypreos	LAKE GEORGE
DEONIS BARRON	L.G. CITIZENS GROUP
Kristy Redpath	L.G. Citizens Group
DAVE REDPATH	" " "
THOM RANDALL	ADR JRAL.
Dan Lehman	Pict-Star
Kathy Flacke Muncil	Fort William Henry - citizen
Joanne Savin	L.G. Citizens Group
J.P. Gatto	Lake George
<del>John Cap</del>	
Michael Consuelo	L.G. Res. CVB
Patricia Barnes	Fund for Lake George
Christina & Richard Vega	- Lake George

# SIGN-IN SHEET FOR GUESTS

COMMITTEE: \_\_\_\_\_

DATE: \_\_\_\_\_

PLEASE PRINT

NAME	REPRESENTING
Ed Kokalas Nymph Rose	WINTER CARNIVAL
Tanya Brand	Warren County Tourism
Robert M Busis	MAJOR L.G. Village
Howard Krantz	Lake George Village Attorney
Robert W. Smith	East Coast Restaurant
S. AMERISI.	SEASIDE ON THE LAKE
Lisa Craig Sherman	LG Regional Chamber of COM
David Cedstrom	The Chronicle
Berward Newbauer	LG Citizens Group
DAVID DECKER	LGWCO
JOHN WHEATLEY	EDC WINNER CURRY
Walt Lender	LGA
Fred Monul	Warren County NY
Kevin Conroy	Warren County