

MICHAEL S. CAZZARI
Town Supervisor

ROBERT F. SCHANIL, JR.
Town Councilman
Deputy Supervisor

STEPHEN J. BARANOWSKI
Town Councilman
FRANK D. LOMBARDI
Town Councilman
SUZANNE MC DONOUGH
Town Councilwoman

TOWN OF CARMEL
TOWN HALL



60 McAlpin Avenue
Mahopac, New York 10541
Tel. (845) 628-1500 • Fax (845) 628-6836
www.ci.carmel.ny.us

ANN SPOFFORD
Town Clerk

KATHLEEN KRAUS
Receiver of Taxes

MICHAEL SIMONE
Superintendent of Highways
Tel. (845) 628-7474

TOWN BOARD WORK SESSION
Wednesday, May 10, 2023 7:00pm

PLEDGE OF ALLEGIANCE - MOMENT OF SILENCE

Ms. Christine Tona, Superintendent Mahopac Central School District
Presentation of Proposed 2023-2024 School Budget
Town of Carmel Police Chief Anthony Hoffmann- Recognizing
Our Police Department in Honor of Police Week

- **Public Comments on Town Related Business (Five (5) Minutes Maximum for Town Residents, Property Owners & Business Owners Only)**

Town Board Work Session:

- **Review of Town Board Minutes April 19, 2023**
1. Lake Secor Park District Advisory Board – Consider Request to Authorize Distribution of Annual Newsletter
 2. Lake Secor Advisory Committee – Consider Request to Appoint Caitlin Perrotta as Chairperson to the Lake Secor Park District Advisory Committee
 3. Lake Secor Advisory Committee – Consider Request to Authorize 2023 Rates for Seasonal Employees
 4. Consider Request to Accept Proposal Grant Writing Services 2023-2024
 5. Richard Franzetti, PE, Town Engineer – Consider Request to Accept Proposal for As Built Surveying Services – Town of Carmel Highway Department - Julia Wright Levine Subdivision/Oakbrook Subdivision
 6. Richard Franzetti, PE, Town Engineer – Consider Request to Acknowledge Emergency Repairs/Services CWD#2
 7. Richard Franzetti, PE, Town Engineer – Consider Request to Authorize Amendment to Scope of Services #R2019-006 Storage Tank Rehab- CWD #s 2 and 9
 8. Richard Franzetti, PE, Town Engineer – Consider Request to Authorize Additional Funding to C268 Town Water Storage Tank Rehab – CWD#8
 9. Richard Franzetti, PE, Town Engineer – Consider Request to Authorize a Bond Resolution for C287 Lake Mahopac Dam Construction
 10. Richard Franzetti, PE, Town Engineer – Consider Request to Advertise for Bids Lake Mahopac Dam C287
 11. Richard Franzetti, PE, Town Engineer – Consider Request to Authorize Additional Funding Town of Carmel Water District #2 Steel Tank Rehab

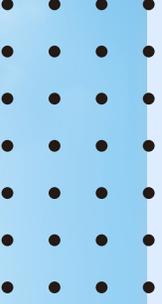
- **Town Board Comments**
- **Motion to Move into Executive Session**

Executive Session:

1. Richard Franzetti, Town Engineer – AAA Carting Contractual
 2. Supervisor M. Cazzari – Personnel/Updates on Proposed Acquisition of WWTP
 3. Gregory Folchetti, Town Attorney-Litigation Update
- **Motion to Adjourn Meeting**

LAKE SECOR

Park District



Community Newsletter

Summer 2023

Welcome to Summer

Welcome to another summer at Lake Secor Park District! We look forward to an exciting and enjoyable summer at the lake.



Pavillion

Our pavilion is for use for all of our residents. We want to have fun but remember there are other residents using the beach and your gathering must not interfere with others while enjoying the lake. To reserve the pavilion please see our lifeguards.

To keep our beach open and operational we need new volunteers to join our advisory board!
Board meets the second Tuesday 7PM at the Lake for May, June, July & August



Important Information

Dates:

Weekends Only: beginning Saturday May 27th Hours are 12-7

Full Time: beginning Friday June 23 Hours are 12-8

PASSES: Your 2023 passes are included. Please have them available upon request and are non-transferrable.

Thank you from all of us on the Lake Secor Advisory Board. We look forward to another fun summer! Remember, all rules are for everyone's safety.



Happy Summer!



April 13, 2020

Town of Carmel Engineering Department
60 McAlpin Avenue
Mahopac, NY 10541

To Whom It May Concern:

My name is Caitlin Perrotta and I reside at [REDACTED] Mahopac NY 10541. Learning of the need for a chairperson for the Lake Secor Park District Liaison Board, I propositioned the board at their meeting on April 11, 2023. They unanimously elected me as their chairperson to fill the vacancy.

I have grown up in Lake Secor, having spent each summer at the lake. Once I turned sixteen, I became a lifeguard and have since lifeguarded every summer for the past 19 years. I officially became head lifeguard ten years ago and will continue to be the head lifeguard this coming summer.

Part of my duties as head lifeguard have included the following:

- Prepare the beach for opening (ropes, buoys, signage, first aid kit supplies, rescue equipment maintenance, certifications, etc.)
- Hire and retain lifeguards each year
- Scheduling of lifeguards
- Payroll
- Laisse with payroll office
- Laisse with Recreation Department
- Laisse with Board of Health
- Complete and maintain required paperwork for Board of Health
- Support supervision of the weed harvester
- Active lifeguarding duties (water supervision, patron safety, first aid, etc.)
- Coordinate and support supervision of landscaping
- Coordinate and support supervision of garbage removal (AAA)
- Coordinate and support supervision of port – a – potty cleaning

Many of the above listed duties are duties in which the liaison board chairperson is responsible for. I naturally took on these responsibilities for the past several years to ensure Lake Secor would be fully operational and functioning each summer.

Assuming the role of chairperson, I also propose a \$300 stipend. This stipend will cover all order of operations conducted from October through April to ensure a successful summer. The board agrees with this proposed stipend with unanimous voting at the April 11, 2023, meeting.

If you have any further questions, please do not hesitate to reach out.

Thank you,
Caitlin Perrotta

[REDACTED]

From: [Esteves, Donna](#)
To: [Pasquerello, Anne](#); [Terilli, Joanna](#)
Cc: [Franzetti, Richard](#)
Subject: FW: LAKE SECOR LIFEGUARDS: 2023
Date: Monday, May 1, 2023 10:03:39 AM

Good Morning Anne and Joanna,

Please see email below from Jim regarding the pay rates for the lifeguards at Lake Secor.

Thanks,

Donna Esteves
Town of Carmel ~ Engineering Department
60 Mc Alpin Ave
Mahopac, NY 10541
845-628-1500 ext. 184

From: James Nyarady <jamesnyarady@gmail.com>
Sent: Monday, May 1, 2023 9:52 AM
To: Esteves, Donna <de@ci.carmel.ny.us>
Subject: LAKE SECOR LIFEGUARDS: 2023

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

The Lake Secor advisory board has voted to increase the five returning lifeguards pay rate by \$1.00/hr. Please make all necessary adjustments.

Head Lifeguard = \$21.00hr
Life Guards = \$18.50hr
New Life Guards = \$16.00hr

**RESOLUTION SETTING RATES FOR 2022 SEASONAL
EMPLOYEES LAKE SECOR PARK DISTRICT**

RESOLVED that the Town Board of the Town of Carmel, acting as the Commissioners of the Lake Secor Park District, hereby sets the following rates for Lifeguards in 2022.

POSITION	MAXIMUM RATE OF PAY
Head Lifeguard	\$20.00/hr.
Life Guards	\$17.50/hr.
New Life Guards	\$15.00/hr.

Resolution

Offered by: Councilman Schanil
 Seconded by: Councilman Lombardi

<u>Roll Call Vote</u>	<u>YES</u>	<u>NO</u>
Stephen Baranowski	X	_____
Frank Lombardi	X	_____
Suzanne McDonough	X	_____
Robert Schanil	X	_____
Michael Cazzari	X	_____

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I, Ann Spofford, Town Clerk of the Town of Carmel, Putnam County, New York, do hereby certify that the foregoing resolution is a true and exact copy of the original on file in my office which was adopted by the Town Board of said Town at a duly called and held meeting on the **15th** day of **June, 2022**; and of the whole thereof.

June 16, 2022
Dated



Ann Spofford, Town Clerk

MILLENNIUM

STRATEGIES

April 3, 2023

Hon. Michael S. Cazzari
Town Supervisor
Town of Carmel
60 McAlpin Avenue
Mahopac, New York 10541

Re: Renewal Proposal for Grant Consulting Services

Dear Supervisor Cazzari,

Millennium Strategies is pleased to submit the following renewal proposal to the Town of Carmel for the continued provision of Grant Consulting Services. Millennium has had the privilege of providing Grant Consulting Services on behalf of the Town since April 2020. During our tenure, Millennium has helped to secure \$1,527,654.00 in alternative grant funding on behalf of the Town. A copy of our annual service report, highlighting services rendered on behalf of the Town in calendar year 2022-23 is included with our proposal as an attachment. Millennium understands the Town's infrastructure needs and goals and looks forward to continuing to be of service in 2023-24.

COMPANY PROFILE

Founded in 2005, Millennium Strategies is the largest full-service grants consulting firm in the region. We currently represent more than 140 municipalities, counties, school districts and non-profit entities in New York, New Jersey, and Pennsylvania. Since our inception, we have helped to secure over \$1.5 billion in both governmental and non-governmental grant funding on behalf of our clients. What sets Millennium apart is our comprehensive and aggressive approach to grant research and grant writing. We help our clients meet their complex challenges by securing funding for projects that fall within the following areas: arts, health services, human services, disaster recovery, economic development, public safety, environmental protection, historic preservation, open space preservation, recreation, sustainability, tourism, and transportation infrastructure.

STAFF PROFILE

As Millennium's CEO and former Chief of Staff to Congressman Bill Pascrell, Ed Farmer has shepherded critical projects to completion with federal, state, and county agencies. As Millennium's Principal, Sue Scavone has more than 25 years of experience in government and grant writing. Sue also leads the firm's Disaster Recovery Division and has considerable experience assisting Millennium's clients following Hurricane Irene and Superstorm Sandy, as well as more recently declared disasters such as the COVID 19 pandemic. Together, Ed and Sue have assembled Millennium's accomplished team which includes a full-time research department, 25 grant writers, and the support staff necessary to meet the demands of timely, professional, and competitive submissions.

If Millennium is retained, Dave Jenkins would continue to serve as director of the account and act as the primary point of contact, also handling day to day grant writing responsibilities. All services will be performed directly by employees of Millennium Strategies. We will not hire subcontractors to perform any of the proposed services outlined within this proposal. All staff assigned to this engagement possess post-secondary degrees related to government consulting/grant writing and are in good standing with the State of New York and other grant agencies. Neither the firm nor any individuals assigned to this engagement are disbarred, suspended, or otherwise prohibited from professional practice or from working with public entities by any federal, state, or local agency. All staff and principals that will support the delivery of service on behalf of the Town will be stationed out of our offices located at 25 Smith Street, Suite 401, Nanuet, NY 10954.

PROPOSED SERVICES

Millennium Strategies proposes to continue providing our full suite of Grant Consulting Services on behalf of the Town of Carmel. These services will include those outlined and described below.

1. ***Create a Strategic Plan*** – Millennium will create a Strategic Plan for grant research and funding to be pursued in keeping with the Town's budget, capital plan and other identified objectives. This process will include coordination of necessary meetings with administrators, department heads, supervisors and key personnel to determine future funding goals and how best to achieve them.
2. ***Research Available Opportunities / Frequent Notification*** – Millennium will research all available governmental and non-governmental grant opportunities that support the Town's priorities on an ongoing basis for the duration of the contract period. Detailed grant summaries and application breakdowns will be provided to key personnel as the Town selects grants that are consistent with the Strategic Plan.
3. ***Complete Grant Writing*** – Millennium will complete all grant applications, both presented by Millennium and identified by the Town, in accordance with funding guidelines established by funding agencies, on a continuing basis for the duration of the contract period. This includes all necessary follow up with governmental, non-governmental, and legislative agencies in support of applications submitted on behalf of the Town as well as advising of technical requirements and criteria associated with grants.
4. ***Monthly Reporting*** – Millennium will submit a monthly report detailing all activities undertaken by the Millennium team on behalf of the Town as well as a monthly invoice of services rendered. The monthly report will include all grants recommended, grants awarded, grants submitted and pending approval, grant applications-in-progress, as well as grants denied providing the Town with an assessment of our efforts on a regular basis.

FEE SCHEDULE

Millennium Strategies will provide Proposed Services 1-4, as outlined and described above, for a flat monthly retainer fee of \$3,000.00, payable in twelve equal monthly installments, for an amount not to exceed \$36,000.00 per annum. Our retainer fees include all travel time and expenses. There are no hidden costs associated with our fee structure and our contract provides for a mutual 30 day opt-out. Millennium Strategies will continue our contractual relationship with the Town as an independent contractor for the duration of our contract.

DISCLOSURES

Millennium Strategies is a limited liability company. Since our inception in 2005, Ed Farmer and Sue Scavone have remained the sole principals of Millennium Strategies. During our 18 years of operation, the company has not undergone any changes to the business name. Millennium Strategies is registered as a Small Business Enterprise (SBE) and complies with all applicable EEO, and Affirmative Action Laws as evidenced by the compliance documentation included with our proposal as an attachment. No judgments, claims or suits have been filed against our company. In addition, Millennium Strategies is not now, nor has it ever been involved in any bankruptcy or reorganization proceedings. Millennium Strategies does not employ any relatives of the Town of Carmel, nor are any of our employees unionized. In addition, no principals or employees of Millennium Strategies are related to any employee or elected official of the Town of Carmel.

CONCLUSION

Thank you again for considering Millennium Strategies. We look forward to continuing to be of service to the Town of Carmel. Should you require any further information, please do not hesitate to contact me at (201) 230-8545.

Sincerely,



David Jenkins
Director of New York Operations

ANNUAL SERVICE REPORT

MEMORANDUM

TO: Town of Carmel
FROM: Millennium Strategies LLC
DATE: May 9, 2023
RE: Grant Awards Overview

Funding Program	Purpose of Grant	Amount of Award	Month of Award
DASNY Community Resiliency, Economic Sustainability, and Technology (CREST) Grant	Acquisition of new heavy-duty vehicle for Highway Department	\$100,000	May 2023
NYSCA and Putnam Arts Council Arts-Link Grant Program	Temporary arts installation at Red Mills Historic Park	\$1,700	March 2023
Hudson River Valley Greenway Grant Program	Restoration and expansion of trails at Volz Park	\$3,900	March 2023
PERMA Officer Wellness Grant Program	Implementation of the Cordico Wellness app to support Carmel PD	\$6,999	February 2023
NY Department of Homeland Security and Emergency Services Cybersecurity Grant Program	Enhancements to Carmel Police Department's cybersecurity systems	\$2,626	November 2022
SNY Play Ball Youth Basketball Grant	Support for Mahopac Sports Association Youth Basketball League	\$2,500	November 2022
NY Governor's Traffic Safety Police Traffic Safety Grant Program	Increased police capacity to address distracted driving and reduce motorway accidents	\$7,656	August 2022
NYS Department of Homeland Security and Emergency Services Critical Infrastructure Grant Program	Acquisition and installation of access control systems at Carmel Town Hall	\$50,000	April 2021

Preservation League of NYS & NYS Council on the Arts Preserve NY Grant Program	To fund a building condition report of the Town of Carmel Historical Society Building	\$6,200	August 2021
NYS Department of Environmental Conservation: Zero Emission Vehicle Infrastructure Grant Program	To fund the acquisition and installation of an electric vehicle charging station along Seminary Hill Road	\$13,068	February 2021
NYS Department of Environmental Conservation: Zero Emission Vehicle Infrastructure Grant Program	To fund the acquisition and installation of an electric vehicle charging station along Vink Drive	\$13,068	February 2021
NYS Department of Environmental Conservation: Zero Emission Vehicle Infrastructure Grant Program	To fund the acquisition and installation of an electric vehicle charging station at Carmel Town Hall	\$13,068	February 2021
NYS Department of Environmental Conservation: Zero Emission Vehicle Infrastructure Grant Program	To fund the acquisition and installation of an electric vehicle charging station at Swan Cove	\$13,068	February 2021
New England Interstate Water Pollution Control Commission (NEIWPCC) Engineering Community Wastewater Planning Assistance Grant Program	To fund the completion of a Wastewater Engineering Planning Report (Lake View Road)	\$300,000	July 2020
New England Interstate Water Pollution Control Commission (NEIWPCC) Engineering Community Wastewater Planning Assistance Grant Program	To fund the completion of a Wastewater Engineering Planning Report (Lake Casse)	\$300,000	July 2020
New England Interstate Water Pollution Control Commission (NEIWPCC) Engineering Community Wastewater Planning Assistance Grant Program	To fund the completion of a Wastewater Engineering Planning Report (Lake Gilead)	\$375,000	July 2020
New England Interstate Water Pollution Control Commission (NEIWPCC) Engineering Community Wastewater Planning Assistance Grant Program	To fund the completion of a Wastewater Engineering Planning Report (Mud Pond Brook)	\$425,000	July 2020

Total Awarded: \$1,633,853

MILLENNIUM STRATEGIES

MEMORANDUM

TO: Town of Carmel
FROM: Michael Dziuba
DATE: May 9th, 2023
RE: Monthly Activity Report
CC: Ed Farmer, Dave Jenkins

This memo will provide an overview of all work performed by Millennium Strategies on behalf of the Town of Carmel during the current contract year. For more information, please contact Dave Jenkins or Mike Dziuba.

- **Grant Applications Awarded**

Funding Program	Purpose of Grant	Amount of Award	Month of Award
NY Governor’s Traffic Safety: Police Traffic Safety Program	Increased police capacity to address distracted driving and reduce motorway accidents	\$7,656	August 2022
SNY Play Ball – Youth Basketball Grant	Support for Mahopac Sports Association Youth Basketball League	\$2,500	November 2022
NY DHSES Cybersecurity Grant Program	Enhancements to Carmel Police Department’s cybersecurity systems	\$2,626	November 2022
PERMA Officer Wellness Grant	Implementation of the Cordico Wellness app to support Carmel PD	\$6,999	February 2023
Hudson River Valley Greenway Grant (Spring 2023)	Restoration and expansion of trails at Volz Park	\$3,900	March 2023
NYSCA and Putnam Arts Council: Arts-Link Grant Program	Temporary arts installation at Red Mills Historic Park	\$1,700	March 2023

MILLENNIUM

STRATEGIES

DASNY Community Resiliency, Economic Sustainability, and Technology (CREST) Grant	Acquisition of new heavy-duty vehicle for Highway Department	\$100,000	May 2023
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Grant Applications Approved, Funding Awarded: \$125,381

- **Grant Applications in Progress**

Due Date	Funding Program	Amount Available	Date Noticed
5/11/2023	DOJ COPS Hiring Program	\$375,000	3/13/2023
5/15/2023	DOJ COPS Supporting Law Enforcement Agencies in Seeking Accreditation Grant	\$250,000	4/12/2023
7/28/2023	EFC WIIA Drinking Water Infrastructure Grant	\$5,000,000	4/18/2023
7/28/2023	EFC WIIA Clean Water Infrastructure Grant	\$25,000,000	4/18/2023

- **Grant Applications Submitted, Pending Review**

Date Submitted	Funding Program	Purpose	Amount Requested	Estimated Response
4/29/2023	Governor's Traffic Safety Committee: Police Traffic Services Grant	Increased police capacity to address distracted driving and reduce motorway accidents	\$8,846	Fall 2023
4/29/2023	Governor's Traffic Safety Committee: Child Passenger Safety Grant	Equipment, materials, and personnel costs for child safety seat implementation	\$6,755	Fall 2023
4/29/2023	Governor's Traffic Safety Committee: Highway Safety Grant	Outreach and training efforts to improve roadway safety	\$9,500	Fall 2023

MILLENNIUM

STRATEGIES

4/21/2023	DOJ LEMHWA Officer Wellness Program	Design and implementation of new training for Carmel PD	\$49,656	Fall 2023
4/4/2023	DOJ Body-Worn Camera Policy and Implementation Grant	Body-Worn Camera Purchase and Implementation	\$41,606.00	Summer 2023
3/6/2023	US Senate Appropriations	Preliminary site work for new Water Treatment Plant	\$1,481,000	Fall 2023
2/24/2023	MLB Scott's Field Baseball Diamond Refurbishment Grant	Improved facilities at McDonough Park	\$50,000	Summer 2023
6/1/2022	NYS Division of Homeland Security and Emergency Services (DHSES) – FEMA Hazard Mitigation Program (HMGP) DR-4480	Acquisition of generators for various pump stations	\$258,300	Winter 2022

- **Grant Applications Submitted, Funding Not Awarded**

Funding Program	Purpose	Requested Amount
CFA: Water Quality Improvement Project Program (WQIP) (Wastewater category)	Improvements to Hillsdale Wastewater Treatment Plant	\$644,645
CFA: Water Quality Improvement Project Program (WQIP) (Nonpoint Pollutants category)	Rehabilitation of Secor Sewer District culverts	\$874,800
REDC – NY Forward	Economic Development in Mahopac Downtown	\$4,500,000
HRV Greenway Community Grant (Fall 2022)	Improvements to Volz Park Trails	\$3,900

MILLENNIUM STRATEGIES

EFC WIIA (Clean Water Program)	Hillside Water Treatment Plant Improvements	\$254,673
EFC WIIA (Drinking Water Program)	Water District 2 Treatment Plant Improvements	\$1,950,000
NYS Governor's Traffic Safety Committee: Highway Safety Grant	New radar technology to address reckless driving	\$7,656
CFA: Non-agricultural Nonpoint Planning Grant	Research and planning to address lake pollutants	\$30,000

- **Other Grant Opportunities Noticed**

Due Date	Funding Program	Amount Available	Date Noticed	Notes/Status
Rolling	Firefighters Charitable Foundation: Fire Department Grants	Varies	8/26/2022	Pending
Rolling	PERMA: Bulletproof Vest Outer Carrier Grant	\$5,000	8/15/2022	Pending
5/1/2025	NYS DEC: Municipal Waste Reduction and Recycling (MWRR)	\$2,000,000	10/24/2022	Pending
6/30/2023	GameTime Playground Equipment Grant	Varies	4/24/2023	Pending
5/30/2023	USDOT Charging and Fueling Infrastructure (CFI) Grant	Varies	4/24/2023	3/20/2023
3/15/2023	AARP Community Challenge	Varies	1/23/2023	No project identified

MILLENNIUM

STRATEGIES

2/28/2023	NYS DEC Household Hazardous Waste Program	Varies	1/17/2023	No project identified
2/10/2023	DEC High Hazard Dam Rehabilitation	\$25,000-\$100,000	12/7/2022	No project identified
1/13/2023	BRIDGE NY	\$100,000 - \$5,000,000	11/21/2022	No project identified
1/10/2023	Urban Farms and Community Gardens Grant	\$25,000	11/21/2022	Ineligible to apply
12/31/2022	T-Mobile Hometown Grant	\$50,000	9/26/2022	No project identified
12/31/2022	USA Lacrosse- Financial Support Grant	Varies	10/3/2022	No project Identified
12/31/2022	USA Lacrosse- Player Clinic Grant	Varies	10/3/2022	No project identified
12/31/2022	USA Lacrosse- Equipment Grant	Varies	10/3/2022	No project identified
12/20/2022	USA Handball	Varies	8/3/2022	No project identified
11/30/2022	RESTORE NY	Varies	11/2/2022	No project identified
11/15/2022	NYS DEC: Volunteer Fire Assistance (VFA)	\$1,500	9/26/2022	No project identified
11/4/2022	USDOT Strengthening Mobility and Revolutionizing Transportation (SMART) Grant	\$2,000,000	9/26/2022	No project identified
10/26/2022	GameTime Playground Grants	Varies	9/26/2022	No project identified

MILLENNIUM

STRATEGIES

10/21/2022	NYS Council on the Arts and Preservation League of NYS: Technical Assistance Grant	\$4,000	9/26/2022	No project identified
10/11/2022	Empire State Development: Restore NY	Up to \$2,000,000	7/27/2022	No project Identified
9/30/2022	FM Global: Fire Prevention Grant	Varies	8/26/2022	No project identified
9/30/2022	Partners for Climate Action Hudson Valley: Ecological Restoration Grants	\$1,000-\$100,000	8/26/2022	No project identified
9/30/2022	DEC Zero Emission Vehicle Infrastructure Grant	Up to \$50,000	6/22/2022	No project identified
9/30/2022	DEC Zero Emission Vehicle Rebate Program	Up to \$375,000	6/22/2022	No project identified

Richard Franzetti, P.E.
Town Engineer



(845) 628-1500
(845) 628-2087
Fax (845) 628-7085

Office of the Town Engineer
60 McAlpin Avenue
Mahopac, New York 10541

MEMORANDUM

To: Carmel Town Board

From: Richard J. Franzetti P.E. Town Engineer 

Date: April 21, 2023

Re: R2023-002- Prepare as built surveys for Miscellaneous Roads

At the request of the Highway Superintendent, the Engineering Department prepared an RFP for Professional Surveying Services. The purpose of the survey is to provide the Town of Carmel with as built surveys and legal description of the right of way (ROW) for the following Town of Carmel roads:

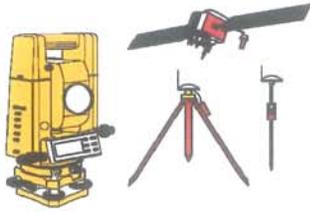
- **Julia Wright Levine Subdivision** – Located off of Barrett Hill Road. There are approximately 3,200 LF of road to be surveyed as follows:
 - James Court (~1,200' in length),
 - Julia Court, (~600' in length)
 - Maple Lane)~1,400' in length).
- **Oakbrook Subdivision** – Located off or Archer Road. There are approximately 2,500 LF of roads to be surveyed as follows:
 - Bauerlein Court (~362' in length),
 - Betsy Road (~1,300' in length) and B
 - Blackrock Road (~800' in length).

The request was distributed to five (5) professional surveyors and four (4) proposals were received and the results are summarized as follows:

Subdivision	Larry Lynn	Spinelli	Insite	Link Land Surveyors
Julia Wright	10,075	17,500	20,000	27,200
Oakbrook	9,925	14,000	23,000	20,900
	20,000	31,500	43,000	48,100

This Department spoke with the Town of Carmel Comptroller and per the attached there are sufficient funds for this work and that a budget transfer will be required.

Based on our evaluation we recommend that the project be awarded to Larry Lynn Surveyors in the amount of \$20,000.00.



Larry L. Lynn, Land Surveyor, P.C.

**66 MIDDLEBUSH ROAD
STE. G107
WAPPINGERS FALLS,
NEW YORK 12590**

**(845) 463-2733 v
www.lynnutlls.com**

April, 17, 2023

Town of Carmel
Attn.: Town Engineer
Richard J. Franzetti, P.E.
60 McAlpin Avenue
Mahopac, NY 10541

Re: RFP R2023-002 Prepare As-Built Surveys for Miscellaneous Roads

Mr. Franzetti,

Thank you for the invitation to provide a Proposal for the Surveying work for the Road "As-Built" project in the Town of Carmel, NY.

Attached is the completed Proposal Submission Sheet. Also attached are my breakdown estimate sheets for the project for your reference.

If we are awarded the contract we can begin the research and office computations with the next two weeks. We currently have some large projects that we are completing the field work for so we wouldn't be able to start the field work for this project until the middle of May.

If you have any questions concerning this submission, please contact me at 845-463-2733 ofc or 914-456-1392 cell.

Sincerely,

Larry L. Lynn, LS

PROPOSAL SUBMISSION SHEET
R2023-002

Lump sum price for the Julia Wright Levine Subdivision:

TEN THOUSAND AND SEVENTYFIVE DOLLARS AND ZDRO CENTS

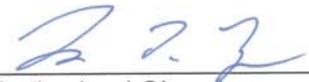
Price in Words

\$ 10,075.00

Price in figures

Submitted By: Larry L. Lynn, LS

Title: CEO/OWNER


Authorized Signature

4/17/23
Date

Lump sum price for the Oakbrook Subdivision:

NINE THOUSAND-NINEHUNDRED TWENTYFICE AND ZERO CENTS

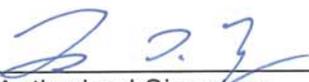
Price in Words

\$ 9,925.00

Price in figures

Submitted By: Larry L. Lynn, LS

Title: CEO/OWNER


Authorized Signature

4/27/23
Date

Richard J. Franzetti, P.E.
Town Engineer



(845) 628-1500
(845) 628-2087
Fax (845) 628-7085

Office of the Town Engineer
60 McAlpin Avenue
Mahopac, New York 10541

April 14, 2022

TO: ALL PROSPECTIVE PROPOSERS

RE: TOWN OF CARMEL

R-2023-002 -Prepare As-built surveys for Miscellaneous Road

VIA EMAIL - 2 Pages (including this page)

Prospective Proposers:

Please find the following Addendum No. 1 for the above referenced project. The information in this addendum is intended to clarify, supersede, replace, or supplement the Request for Proposal Documents, and shall be made an integral part of the Contract. **This Addendum must be attached to each proposers Contract Documents and submitted along with their proposal.** Thank you for your cooperation.

Sincerely,

Richard J. Franzetti, P.E.
Town Engineer

Enclosures: Addendum No. 1

April r 14, 2023

R-2022- 006 - SNOW AND ICE REMOVAL - SWAN COVE CHAMBER PARK - Addendum 1

ADDENDUM NO. 1

The following revisions are to be made and incorporated into the request for proposal:

- 1. Emailed proposals must be submitted to the Town Engineer's office no later than 11:00 a.m. on Tuesday April; 18, 2023**



Larry L. Lynn, Land Surveyor, P.C.
 66 MIDDLEBUSH ROAD
 STE. G107 (845) 463-2733 v
 WAPPINGERS FALLS, NEW YORK 12590 www.lynnutils.com

66 MIDDLEBUSH RD. STE. G107 Wappingers Falls, NY 12590 (845) 463-2733 v (845) 463-2734 fax www.lynnutils.com

ESTIMATE OF SURVEYING SERVICES

DATE: 4/17/23

PROJECT SCOPE: JULIA WRIGHT LEVINE SUBDIVISION, Carmel, NY (3,200 l.f. of Road "ASB"). 1) County Clerk Research for maps & deeds of adjoining parcels 2) "AS-Built" Survey of 3,200 l.f.+ of Subdivision Roadways. 3) Prepare Certified Plan & CAD file for Engineer 4) Prepare metes and bounds description of the Road R.O.W.'s

MAJOR SURVEY ITEMS

#	CATEGORY	DESCRIPTION	QUANTITY	UNIT	RATE/UNIT	RATE / UNIT	ITEM TOTAL
1	ROAD R.O.W. "ASB" SURVEY 3,300 L.F.+ (Summer Rate)	1) FIELD TRAVERSE DOWN ROADWAYS TO LOCATE BOUNDARY EVIDENCE, UTILITIES, CURBS, WALKS, ETC.. TIE INTO ADJOINING LOTS AS NECESSARY. 2) LOCATE ALL IMPROVEMENTS 3) PROPERTY RESEARCH	3200	LIN. FOOT	\$ 2.00 Summer	\$ 1.75 Winter	\$6,400.00
2	TOPOGRAPHIC SURVEY (GPS & Ground Rate)	1) TAKE FIELD SHOTS ON THE GROUND TO DETERMINE THE VERTICAL RELIEF AND COMPUTE CONTOURS AT 2' INTERVALS.		ACRE	\$ 650.00 Summer	\$ 450.00 Winter	
3	WETLAND FLAGS	1) LOCATE WETLAND DELINEATION FLAGS		LUMP SUM		350.00	
4	LOCATE UTILITIES	1) LOCATE UTILITIES ON PROPERTY BY LOCATING SURFACE EVIDENCE	1	LUMP SUM		650.00	\$650.00
5	UTILITY INVERTS	1) OPEN MANHOLES TO MEASURE INVERTS AND PIPE SIZES.	1	LUMP SUM		550.00	\$550.00
6	UTILITY DETAILS	1) USE UTILITY PLANS AND FIELD INFORMATION TO PLOT EXISTING UTILITIES.		LUMP SUM		200.00	
7	PREPARE PLOT PLAN	1) PREPARE A CERTIFIED PLOT PLANS AT 20 SCALE	3	EACH		600.00	\$1,800.00
8	LOCATE TREES	1) LOCATE AND PLOT TREES WITH SIZE AND SPECIES 6"+ ABH 2) PLOT ON PLAN WITH SIZE AND SPECIES		WOODED ACRE		525.00	
9	SIGHT DISTANCE SURVEY	1) SURVEY FOR SIGHT DISTANCES AT PROPOSED ENTRANCES. 2) PREPARE REPORT FOR ENGINEER.		EACH		850.00	
10	R.O.W. DESCRIPTION	1) PREPARE A METES & BOUNDS DEED DESCRIPTION FOR THE ROAD R.O.W.'S.	3	EACH		225.00	\$675.00
11	IRON PINS SET	1) SET 1/2" dia STEEL RE-BAR AT PROPERTY CORNERS AND LOCATIONS REQUESTED.		EACH		AND 75	#VALUE!
12	MONUMENTS SET	1) SET STEEL REINFORCED CONCRETE MONUMENTS AT CORNERS AS REQUESTED BY CLIENT.		EACH		\$275.00	
						TOTAL	#VALUE!

Field work paid at Prevailing Wages.


 LARRY L. LYNN, LS
 LYNN SURVEYING



Larry L. Lynn, Land Surveyor, P.C.
 66 MIDDLEBUSH ROAD
 STE. G107
 WAPPINGERS FALLS,
 NEW YORK 12590
 (845) 463-2733 v
 www.lynnutils.com

66 MIDDLEBUSH RD. STE. G107 Wappingers Falls, NY 12590 (845) 463-2733 v (845) 463-2734 fax www.lynnutils.com

ESTIMATE OF SURVEYING SERVICES

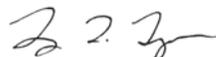
DATE: 4/17/23

PROJECT SCOPE: OAKBROOK SUBDIVISION, Carmel, NY (2,500 l.f. of Road "ASB"). 1) County Clerk Research for maps & deeds of adjoining parcels 2) "AS-Built" Survey of 2,500 l.f.+ of Subdivision Roadways. 3) Prepare Certified Plan & CAD file for Engineer 4) Prepare metes and bounds description of the Road R.O.W.'s 5) Prepare metes and bounds descriptions for properties that are described to the Road Centerline.

MAJOR SURVEY ITEMS

#	CATEGORY	DESCRIPTION	QUANTITY	UNIT	RATE/ UNIT	RATE / UNIT	ITEM TOTAL
1	ROAD R.O.W. "ASB" SURVEY 3,300 L.F.+ (Summer Rate)	1) FIELD TRAVERSE DOWN ROADWAYS TO LOCATE BOUNDARY EVIDENCE, UTILITIES, CURBS, WALKS, ETC.. TIE INTO ADJOINING LOTS AS NECESSARY. 2) LOCATE ALL IMPROVEMENTS 3) PROPERTY RESEARCH	2500	LIN. FOOT	\$ 2.00 Summer	\$ 1.75 Winter	\$5,000.00
2	TOPOGRAPHIC SURVEY (GPS & Ground Rate)	1) TAKE FIELD SHOTS ON THE GROUND TO DETERMINE THE VERTICAL RELIEF AND COMPUTE CONTOURS AT 2' INTERVALS.		ACRE	\$ 650.00 Summer	\$ 450.00 Winter	
3	WETLAND FLAGS	1) LOCATE WETLAND DELINEATION FLAGS		LUMP SUM		350.00	
4	LOCATE UTILITIES	1) LOCATE UTILITIES ON PROPERTY BY LOCATING SURFACE EVIDENCE	1	LUMP SUM		650.00	\$650.00
5	UTILITY INVERTS	1) OPEN MANHOLES TO MEASURE INVERTS AND PIPE SIZES.	1	LUMP SUM		550.00	\$550.00
6	UTILITY DETAILS	1) USE UTILITY PLANS AND FIELD INFORMATION TO PLOT EXISTING UTILITIES.		LUMP SUM		200.00	
7	PREPARE PLOT PLAN	1) PREPARE A CERTIFIED PLOT PLANS AT 20 SCALE	3	EACH		450.00	\$1,350.00
8	LOCATE TREES	1) LOCATE AND PLOT TREES WITH SIZE AND SPECIES 6"+ ABH 2) PLOT ON PLAN WITH SIZE AND SPECIES		WOODED ACRE		525.00	
9	R.O.W. DESCRIPTION	1) PREPARE A METES & BOUNDS DEED DESCRIPTION FOR THE ROAD R.O.W.'S.	3	EACH		225.00	\$675.00
10	DEED DESCRIPTION	1) PREPARE A METES & BOUNDS DEED DESCRIPTION FOR PROPERTIES THAT ARE DEEDED TO ROAD C/L	20	EACH		85.00	\$1,700.00
11	IRON PINS SET	1) SET 1/2" dia STEEL RE-BAR AT PROPERTY CORNERS AND LOCATIONS REQUESTED.		EACH		60.00	
12	MONUMENTS SET	1) SET STEEL REINFORCED CONCRETE MONUMENTS AT CORNERS AS REQUESTED BY CLIENT.		EACH		\$275.00	
						TOTAL	\$9,925.00

Field work paid at Prevailing Wages.


 LARRY L. LYNN, LS
 LYNN SURVEYING

PROPOSAL SUBMISSION SHEET
R2023-002

Lump sum price for the Julia Wright Levine Subdivision:

Seventeen thousand five hundred Dollars + Zero cents
Price in Words

\$ 17,500.⁰⁰/₁₀₀
Price in figures

Submitted By: SP.nelli. Surveying

Title: President


Authorized Signature

4/3/2023
Date

Lump sum price for the Oakbrook Subdivision:

Fourteen thousand Dollars + Zero cents
Price in Words

\$ 14,000.⁰⁰/₁₀₀
Price in figures

Submitted By: SP.nelli. Surveying

Title: President


Authorized Signature

4/3/2023
Date



SPINELLI SURVEYING

650 Halstead Avenue
Mamaroneck, NY 10543
Tel: 914-381-2357
Fax: 914-412-9909
SpinelliSurveying@gmail.com

Proposal To: Town of Carmel

Date: 04/04/2023

Job Location: Carmel, NY

Phone: +1 845-628-1500

Email: rjf@ci.carmel.ny.us

Contact:

Scope of Work: Right of Way As Built Survey of Julia Wright Levine Subdivision (James Ct, Julia Ct, And Maple Lane) As outlined as of RFP : \$17,500.00

Right of Way As Built Survey of Oakbrook Subdivison (Buaerlein Ct, Betsy Rd, And Blackrock Rd) As outlined as of RFP : \$14,000.00

No Property Markers (staking) will be set unless otherwise noted
Payment is due upon completion of the work unless otherwise noted

Spinelli Surveying will furnish signed & sealed survey in digital format.

Hard copies available upon request.

Additional fee may apply for additional copies or digital files

Any additional work or alteration of work specified above will become an extra charge over the above estimated cost.

Proposal is good for 14 days from the date it was issued.

Spinelli Surveying retains all rights to the work and survey completed in the above agreement.

If you wish to have the above work performed, please fill out the authorization below and return it to our office by email, mail or fax. Once proposal has been authorized the work will be placed on our schedule.

Authorized Signature _____

Date _____

PROPOSAL SUBMISSION SHEET
R2023-002

Lump sum price for the Julia Wright Levine Subdivision:

TWENTY SEVEN THOUSAND TWO HUNDRED

Price in Words

\$ \$ 27,200

Price in figures

Submitted By: ERIK J. LINK

Title: VICE PRESIDENT (OWNER)


Authorized Signature

4/18/23
Date

Lump sum price for the Oakbrook Subdivision:

TWENTY THOUSAND NINE HUNDRED

Price in Words

\$ \$ 20,900

Price in figures

Submitted By: ERIK J. LINK

Title: VICE PRESIDENT (OWNER)


Authorized Signature

4/18/23
Date

**PROPOSAL SUBMISSION SHEET
R2023-002**

Lump sum price for the Julia Wright Levine Subdivision:

Twenty thousand dollars

Price in Words

\$ 20,000.00

Price in figures

Submitted By: Insite - Jeff DeRosa, LS

Title: Principal


Authorized Signature

 4/18/2023
Date

Lump sum price for the Oakbrook Subdivision:

Twenty-three thousand dollars

Price in Words

\$ 23,000.00

Price in figures

Submitted By: Insite - Jeff DeRosa, LS

Title: Principal


Authorized Signature

 4/18/2023
Date

From: [Maxwell, Mary Ann](#)
To: [Greg Folchetti](#); [Franzetti, Richard](#)
Cc: [Martin, Mike](#); "[msimone@bestweb.net](#)"; [Highway Department](#); [Pasquerello, Anne](#); [Cazzari, Michael](#); [Tenefrancia, Michelle](#); [Simone, Mike](#)
Subject: RE: 04-19-23 ~ R2023-002 Road Dedication Survey Bid results
Date: Thursday, April 20, 2023 3:32:32 PM

Good afternoon....I would suggest charging this to the [Gen Fund Legal Misc](#) line (100.1420.0049) as other "road dedication and survey expenses" have been charged there. We will have to do a *[budget revision](#)* moving money from the contingent line or the Fund Balance.

Mary Ann Maxwell
Town Comptroller
Town of Carmel
(845) 628-1500 ext 175
Fax (845) 628-7085
mam@ci.carmel.ny.us

From: Gregory Folchetti <GFolchetti@costellofolchetti.com>
Sent: Wednesday, April 19, 2023 4:37 PM
To: Franzetti, Richard <rjf@ci.carmel.ny.us>
Cc: Martin, Mike <mm@ci.carmel.ny.us>; 'msimone@bestweb.net' <msimone@bestweb.net>; Highway Department <Highway@ci.carmel.ny.us>; Maxwell, Mary Ann <mam@ci.carmel.ny.us>; Pasquerello, Anne <amp2@ci.carmel.ny.us>; Cazzari, Michael <msc1s@ci.carmel.ny.us>
Subject: RE: 04-19-23 ~ R2023-002 Road Dedication Survey Bid results

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Rich you can write up the memorandum as normal with the RFP process. My guess is that the funding comes out of highway since it was highway's request to acquire the roads. But I will defer to Mike Simone and Mary Ann on that issue of course.

Thanks.

Greg

Gregory L. Folchetti
Costello & Folchetti, LLP
1875 Route Six
2nd Floor
Carmel, NY 10512
845-225-1900
845-228-4228 Fax

WARNING: FRAUD ALERT. There has been an increase in cyber-fraud which targets law firms in attempt to initiate fraudulent wire or other transfer requests. If you receive an email appearing to be from this office which requests that you wire or otherwise transfer funds to any party, you must first confirm the request and

any related instructions via telephone (845-225-1900) prior to initiating any wire or other transfer.

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From: Franzetti, Richard <rjf@ci.carmel.ny.us>
Sent: Wednesday, April 19, 2023 4:35 PM
To: Gregory Folchetti <GFolchetti@costellofolchetti.com>
Cc: Martin, Mike <mm@ci.carmel.ny.us>; 'msimone@bestweb.net' <msimone@bestweb.net>; Highway Department <Highway@ci.carmel.ny.us>; Maxwell, Mary Ann <mam@ci.carmel.ny.us>; Pasquerello, Anne <amp2@ci.carmel.ny.us>; Cazzari, Michael <msc1s@ci.carmel.ny.us>
Subject: 04-19-23 ~ R2023-002 Road Dedication Survey Bid results

Greg

The proposals have been returned for the attached RFP for the preparation of as-built surveys for the Julia Wright Levine Subdivision Plats and Oakbrook Subdivision Plat.

Four (4) proposals were received and the resulted are provided in the attached and below

Subdivision	Larry Lynn	Spinelli	Insite	Link Land
Julia Wright	10,075	17,500	20,000	27,200
Oakbrook	9,925	<u>14,000</u>	<u>23,000</u>	<u>20,900</u>
	20,000	31,500	43,000	48,100

Low proposer is Larry Lynn (response attached). I do not know how this is to be funded or who should present the memorandum to the Town Board.

Richard J. Franzetti. P.E, BCEE
Town Engineer
60 McAlpin Avenue
Mahopac, New York 10541
Phone - (845) 628-1500 ext 181
Fax – (845) 628-7085
Cell – (914) 843-4704
rjf@ci.carmel.ny.us

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From: Esteves, Donna <de@ci.carmel.ny.us>
Sent: Wednesday, April 19, 2023 9:59 AM
To: Franzetti, Richard <rjf@ci.carmel.ny.us>
Subject: 04-19-23 ~ R2023-002 Road Dedication Survey Bid results

Rich,

Please see bid results below:

Subdivision	Larry Lynn	Spinelli	Insite	Link Land
Julia Wright	10,075	17,500	20,000	27,200
Oakbrook	9,925	<u>14,000</u>	<u>23,000</u>	<u>20,900</u>
	20,000	31,500	43,000	48,100

Donna Esteves
Town of Carmel ~ Engineering Department
60 Mc Alpin Ave
Mahopac, NY 10541
845-628-1500 ext. 184

Richard J. Franzetti, P.E.
Town Engineer



(845) 628-1500
(845) 628-2087
Fax (845) 628-7085

Office of the Town Engineer
60 McAlpin Avenue
Mahopac, New York 10541

MEMORANDUM

To Carmel Town Board

From Richard J. Franzetti P.E. Town Engineer 

Date April 27, 2023

Re Emergency Repairs/Services

This memorandum is being presented to the Town Board to advise the Board of emergency invoices that were submitted for payment in excess of \$10,000.00 for services rendered. The following provides a brief a summary of the work that was performed.

- Carmel Water District 2

On April 7, 2023, Inframark, the Operators of Water District 2, advised the Engineering Department of a slight leak on the service line proximate to 1787 Route 6 TM 55.6-1-56). Due to the location of the leak the excavation work, which included lane closures on Route 6 in Carmel, work had to be performed at night.

This repair was completed by Kuck Excavating on April 18, 2023. The cause of the leak was a pinhole in the copper service line underneath the lane of traffic on Route 6. All copper was replaced from the curb valve to the corporation valve. Attached is the invoice in the amount of \$21,892.53 to make this repair.

We request that this memorandum be put into the agenda as a matter of record.

From: [Geertsema, Jack](#)
To: [Boyd, Diane](#); [Franzetti, Richard](#); [Esteves, Donna](#)
Cc: [Meschino, Anthony](#); [Beardsley, David](#); [Harris, Carrie](#); [Batz, Michael](#)
Subject: Re: CWD2 -1787 US Rt 6 leak
Date: Tuesday, April 18, 2023 8:12:02 AM
Attachments: [Outlook-ysadq5a3.png](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning,

This repair was completed by Kuck last night. The cause of the leak was a pinhole in the copper service underneath the lane of traffic on Route 6. All copper was replaced from the curb valve to the corporation valve.

Interestingly we found the service ties into a third water main on that section of road. I have not seen this listed on any maps we have on hand. It appears to be 8" steel. I'm assuming this is an old section of main that's somehow tied back into our other 8" or 12" on Route 6. Most likely left in service because all the service lines were already tapped off it. It's either clean cast iron or previously lined because we've not encountered discoloration complaints in that section of road to my knowledge.

a **Gee** **ema** | Lead Operator



Carmel Water Districts 2 | 3 | 12

M [845-667-2752](tel:845-667-2752) | www.inframark.com

From: Geertsema, Jack <Jack.Geertsema@inframark.com>
Sent: Thursday, April 13, 2023 7:36:09 AM
To: Boyd, Diane <diane.boyd@inframark.com>; Franzetti, Richard <rjf@ci.carmel.ny.us>; Esteves, Donna <de@ci.carmel.ny.us>
Cc: Meschino, Anthony <Anthony.Meschino@inframark.com>; Beardsley, David <david.beardsley@inframark.com>; Harris, Carrie <carrie.harris@inframark.com>; Batz, Michael <michael.batz@inframark.com>
Subject: Re: CWD2 -1787 US Rt 6 leak

Good Morning,

Yesterday morning Ed performed more excavation at this leak location. We were able to snake the service line and trace it back to what appears to be another main in one of the lanes of traffic on Route 6.

Since we're unable to dig Route 6 during business hours, we are planning on performing the emergency repair Monday 4/17/2023 at 10PM. Ed will have flaggers on site, and we'll be

shuttling down one lane of traffic. During the excavation we'll keep the main charged as long as possible. Most likely water will be shut off somewhere in 11pm-12am range for around 2hrs.

Ed will be calling in an additional mark out for this location today. Since the water will be shut off late on Monday should we provide flyers to the separate homes or is the town website sufficient? I can distribute tomorrow if need be. Most likely about 8 homes (all multi-family will be affected).

a **Gee** **ema** | Lead Operator



Carmel Water Districts 2 | 3 | 12

M 845-667-2752 | www.inframark.com

From: Geertsema, Jack <Jack.Geertsema@inframark.com>

Sent: Monday, April 10, 2023 4:30:53 PM

To: Boyd, Diane <diane.boyd@inframark.com>; Franzetti, Richard <rjf@ci.carmel.ny.us>; Esteves, Donna <de@ci.carmel.ny.us>

Cc: Meschino, Anthony <Anthony.Meschino@inframark.com>; Beardsley, David <david.beardsley@inframark.com>; Harris, Carrie <carrie.harris@inframark.com>; Batz, Michael <michael.batz@inframark.com>

Subject: Re: CWD2 -1787 US Rt 6 leak

We spent the day tracking this leak to no avail. Since Kuck is scheduled to repair the Willow on lot tomorrow with Owens we'll hold off on this repair until Wednesday. Kuck backfilled the hole in the sidewalk for now to avoid any issues with pedestrians.

It seems the service is either tied into the 8" main on the sidewalk side of the street or potentially could be tied into an old manifold type service main, it would be unlisted on maps however we got some interesting hits from both of our locators.

Either way, once we find the corporation valve we'll need to replace the entire service line. It appears to be leaking somewhere under the roadway...So we'll most likely have to mole a new service under the street.

a **Gee** **ema** | Lead Operator



Carmel Water Districts 2 | 3 | 12

M 845-667-2752 | www.inframark.com

From: Boyd, Diane <diane.boyd@inframark.com>

Sent: Friday, April 7, 2023 3:59 PM

To: Franzetti, Richard <rjf@ci.carmel.ny.us>; Esteves, Donna <de@ci.carmel.ny.us>

Cc: Geertsema, Jack <Jack.Geertsema@inframark.com>; Meschino, Anthony <Anthony.Meschino@inframark.com>; Beardsley, David <david.beardsley@inframark.com>; Harris, Carrie <carrie.harris@inframark.com>; Batz, Michael <michael.batz@inframark.com>

Subject: CWD2 -1787 US Rt 6 leak

Seems to be a leak at above address. Ed Kuck made us aware upon passing it. Operator confirmed it's town water. Could not locate curb box. Leak is slight enough and Kuck said he can attend to it Tuesday. We will keep an eye until then to make sure it doesn't get worse.

Diane Boyd, Project Manager
INFRAMARK

Get [Outlook for iOS](#)

Ed Kuck Excavating Inc
 20 Day Road
 Carmel, NY 10512

CWD 2
 INV #
 TOC 26-2023
 REQ #
 Vendor 0670
 Tax ID - 133851002

Attention:, ENGINEERING
 TOWN OF CARMEL

EMERGENCY ¾" COPPER SERVICE LINE LEAKING

Respond as per INFRAMARK

Job Location: 1787 US 6

Work Completed;4/17/2023 4/18/2023

Start time:

End Time: 4 /17/ 2023 8 HRS PWOT 4/18/2023 4 HRS TOTAL 12 HRS

Job Description: SET UP TRAFFIC CONTROL & LIGHT TOWERS, SAW CUT SHOULDER OF ROAD, TUNNEL UNDER ROAD 7 FT. FOUND 8" WATER MAIN & SERVICE CONNECTION, REPLACED 30 FT OF SERVICE LINE. BACKFILLED UNDER ROAD WITH KCRETE , INSTALLED STEEL PLATE BACKFILLED AND COMPACT INSTALLED TOPSOIL IN LAWN AREA. RAKE, SEED AND HAY DISTURBED AREA

Materials / Equipment/ Labor	Total Hrs,yds,qty	Price per yd, qty, day	Total
Track Hoe MR55	12	\$95.00 per hour	1,140.00
PC-120		\$175.00 PER HR	
Dump Truck	12	\$100.00 per hour	1,200.00
Support Vehicle	Day rate 2 DAYS	\$155.00 PER DAY	310.00
Chop Saw	Day rate	\$ 70.00	70.00
Jumping Jack	Day rate	\$70.00	70.00
Plate tamper	Day rate	\$70.00	
Mud Sucker	Day rate	\$70.00	70.00
Locater	Day rate	\$70.00	
TRASH PUMP & HOSE	DAY RATE PER UNIT	\$225.00 PER PUMP	
Machine Hammer	Day rate	\$250.00	
Powered drill/hammer	Day rate	\$70.00	
MACHINE OPERATOR OT 1-1/2	8 HRS X 1 MAN	\$291.27 PER HR	2,330.16
Machine operator	4 HRS X1 MAN	\$194.18 PER HR	776.72
Laborers	4 HRS X 2 MEN	\$169.30 PER HR	1,354.40
LABORER OT 1 -1/2	8 HRS X 5 MEN	\$253.95 PER HR	10,158.00
Item 4	15 YARDS	\$52.00 per yard	780.00
Seed	1/8 BAG	\$150.00 bag	18.75
CONCRETE			2,895.50
Top soil	3 YARD	\$50.00	150.00
Blacktop		\$151.00 per ton	
SHORING BOX		\$500.00	
HAY	1 BAG	\$19.00 bag	19.00
GRAVEL		\$50.00/YARD	
LIGHT TOWER	2 TOWERS	\$275.00 DAY RATE	550.00
SKYLIFT		90.00 PER HR	
Total			21,892.53

Richard Franzetti, P.E.
Town Engineer



(845) 628-1500
(845) 628-2087
Fax (845) 628-7085

Office of the Town Engineer
60 McAlpin Avenue
Mahopac, New York 10541

WATER MAIN BREAK/DAMAGED HYDRANT REPORT

District & Number: CARD 2

Location (street address): 1787 US Route 6

Time and Date of Main Break or Hydrant Damage: 4/17 - 4/18/2023

Field Response:

Manpower	HRS	Equipment	HRS
<u>1 operator</u>	<u>12</u>	<u>MR 55 Excavator</u>	<u>12</u>
<u>1 laborer</u>	<u>12</u>	<u>Dump truck</u>	<u>12</u>
<u>2 laborers</u>	<u>40</u>		

Water Main: Size: 8" Material: Steel Depth to Main: 5

Hydrant: Manufacturer & Model: _____

Repair Materials Utilized: (1) Flare x Compression adapter (1) 3/4" curb valve
(2) 3/4" AS compression couplings (1) Roll 3/4" caper x 60'
(1) curb box (1) Rod

Cause of Main Break or Hydrant Damage: _____

Description of Damage caused, if any: _____

Future Restoration Required:

Pavement:
Lawn Area:

Sidewalk:
 Shrubs:

Cause of Main Break or Hydrant Damage: _____

Date Repair Completed: 4/18/23

Prepared by: Jack Cloosterman
(Printed Name)

Tel: (845) 628-1500 Fax: (845) 628-7085 email rf@cc.carmel.ny.us

EXHIBIT "B"

Emergency Justification Form Town of Carmel Procurement Policy

Procurement Policy, Section VI: Emergency Procurement

Subdivision (4) of General Municipal Law §103 sets forth an exception to purchasing and bidding requirements for emergency situations

Department: Engineering

Vendor names: Ed Kuck Excavating_

Nature of emergency: CWD2 Copper Service Line Repair

Estimated cost: See attached invoice

There are three basic statutory criteria to be met in order to fall within the emergency purchase exception. State the basis for identifying an emergency purchase or service, check any that apply:

- The situation arose out of an accident or unforeseen occurrence or condition.
- Public buildings, public property, or the life, health, safety or property of the political sub-division's residents were affected.
- The situation required immediate action, which could not await competitive bidding.
- The emergency purchases or services exceeded **\$10,000** and will be submitted to the Town Board for presentation at a Town Board Meeting to acknowledge said emergency. A Town Board Resolution should be passed acknowledging the same.
- Other (provide explanation):

Purchasing Agent's signature for approval: _____

Richard J. Frantz

Department Head's signature for approval: _____

Richard J. Frantz

Richard J. Franzetti, P.E.
Town Engineer



(845) 628-1500
(845) 628-2087
Fax (845) 628-7085

Office of the Town Engineer
60 McAlpin Avenue
Mahopac, New York 10541

MEMORANDUM

To Carmel Town Board

From Richard J. Franzetti, P.E., Town Engineer 

Date April 28, 2023

Re R2019-006 Storage Tank Rehab Design Scope Amendment

The preliminary basis of design (BOD), as developed by Weston and Sampson (W&S) for the Storage Tank Rehabilitation project was as presented to the Town Board at the May 6, 2020 work session. The BOD identified, the rehabilitation of tanks in Carmel Water Districts (CWD) 2, 3, and 8, new tanks in CWD 2 and 14 and the structure replacement at the CWD 9 tank. The following is a request for a scope amendment for additional services for W&S:

CWD 9

As the Board may be aware, the bids for the referenced project were rejected in June of 2021 (see attached memorandum).

In April of 2022 this Department requested that W&S provide the necessary updated documents for the Town to rebid this project. As such W&S provided the attached contract amendment 2 in the amount of \$2,900.00 to revise the drawings and to evaluate prospective bidders. At that time, it was determined that costs were within the Town's procurement policy and there were sufficient funds for this work, therefore this Department executed the amended contract so that W&S could start work on the revised drawings. However, as this project is a capital project the Town Board will need to provide a resolution approving Amendment 2.

Please note that this project has been rebid and the contract signing was on May 4, 2023.

CWD 2

During the course of the design and construction process, additional out-of-scope work for CWD 2 has been identified which includes:

04-28-2023

R2019-006 Storage Tank Rehab Design Scope Amendment

- Complete replacement of the Lindy Drive water tank due to code issues that were discovered prior to bidding that were not identified in prior inspection reports, as well as the need to increase storage volume to account for new planned development within the area. The code issue stems from the roof of the tank designed as a concave “bowl” like configuration, with the roof drain system running through the tank. This issue was not identified sooner as record drawings are not available for this tank.
- Prepare design documents for the pavement of the access road to the Lindy Drive tank.
- Replacement of control equipment at the Everett Road Water tank site and design of a new outdoor control panel structure
- Support for hazardous materials testing for the demolition of the existing Everett Road Tank.

As such W&S provided the attached contract amendment 3 in the amount of \$69,500.00 to revise the drawings and to evaluate prospective bidders. A detailed summary of the costs is provided in the attached from W&S.

We recommend that the Board approve these contract amendments. This Department respectfully requests that this matter be placed on the next Town Board work session.

Richard J. Franzetti, P.E.
Town Engineer



(845) 628-1500
(845) 628-2087
Fax (845) 628-7085

Office of the Town Engineer
60 McAlpin Avenue
Mahopac, New York 10541

MEMORANDUM

To Carmel Town Board

From Richard J. Franzetti P.E. Town Engineer 

Date June 15, 2021

Re C269-2021 – CWD 9 Water Tank Building and Concrete Repairs

On June 3, 2021 at 11:00 am Bids were opened by the Town Clerk for the above project. A copy of the bid opening results is attached. The scope of work involves the complete removal and replacement of the existing structure surrounding the CWD 9 tank and masonry repairs.

Of the two (2) prospective Contractors in attendance at the mandatory pre-bid meeting, one (1) submitted bids representing a response rate of fifty percent. The bid received was from National Installation & GC Corporation in the amount of \$125,000.00

Weston and Sampson performed an analysis of the apparent low bidder's costs. The single bid was higher than Engineer's estimate of \$116,416.80. The bid was approximately 7.3% higher than the Engineer's estimate.

The Board should note that the scope of the work has changed since that estimate turning the project into a full building rehabilitation. In addition, over the past few months the cost of materials and labor, lumber in particular, has skyrocketed. The bond amount had not been adjusted due to the volatility of the construction market and it was decided to raise the bond amount if pricing for the work was determined to be reasonable at the time of receipt of bids. For those reasons, the bid received has exceeded the bond amount of \$40,184.00 which included cost for W&S consulting services.

Based this evaluation of the bids received we recommend that the C269-2021 – CWD 9 Water Tank Building and Concrete Repairs bid be rejected because of insufficient funds. In addition, we recommend that the Board authorize to rebid the project the Board and consider increasing the budget amount to accommodate the market costs.

Please note that this Department along with W&S e will monitor the labor and materials market to target a more advantageous bidding climate for a re-bid.

C-269 Carmel Water District #9 Building and Concrete Repairs

Bid Opening: June 3, 2021 @ 11:00 AM

	Bidder Name/Address	Total Bid Amount	Bid Security Bond/Ck	NCBC	Receipt of Addendum Ackn.
Bidder #1	National Installation + GC Corp 337 West John Street Hicksville, NY 11801	125,000.00	✓	✓	✓
Bidder #2					
Bidder #3					
Bidder #4					
Bidder #5					

April 4, 2022

Richard J. Franzetti, P.E.
Town Engineer
Town of Carmel
60 McAlpin Avenue
Mahopac, NY 10541

Re: **RFP-2019-006**
Water Tank Rehabilitation Proposal
Request for Amendment No. 2

Dear Mr. Franzetti:

The Town of Carmel (Town) owns several water-storage tanks in multiple districts across the Town, each district having its own budget, debt load, and financing requirements in order to maintain their tanks. The Town retained Pittsburgh Tank & Tower Group (PTTG) to inspect each tank in the inventory and provide a report of their finding and recommendations back in March 2019. The Town Board of the Town of Carmel (Town), as Commissioners of the Town owned Water Districts, selected Weston & Sampson to provide design, bidding, and construction engineering services for the rehabilitation of water storage tanks in multiple districts across the Town.

Weston & Sampson prepared a design for the replacement of the wood structure that houses the pneumatic water tank within CWD #9. With Weston & Sampson's support, the project was bid in 2021 and the bids were rejected due to the high prices received and the low volume of bidders. Since then, the building structure has continued to deteriorate, and the Town would like to rebid the design documents that were prepared last year. Therefore, additional bid phase services will be required, and we have developed this amendment for the rebidding of the CWD #9 water tank building.

SCOPE OF SERVICES:

CWD #9 Mahopac Hills Structure Replacement Rebidding:

The original bid documents will be re-bid in April 2022. The additional Bidding Support Services will include the following:

- Draft and submit to the town for review, approval, and publication, a public bid advertisement.
- Provide and issue from our office a complete electronic set of contract documents for bidding. Contract documents shall be provided in electronic format to the Town for its use so that they can be made available for online publishing and viewing through their web-based bidding service. We shall provide three (3) hard copy sets of each set of contract documents to the Town for its use. Two (2) of the Town's hard copy sets shall be full-size plans while one (1) of the Town's hard copy sets shall be half-size plans.
- Conduct a pre-bid conference with bidders and other interested parties prior to receipt of bids for the project. Record minutes of the meeting, attendees, and agenda, and distribute to attendees following the meeting.
- Assist the Town with securing and tabulating bids; review and analysis of the bid results; providing a tabulation of the bid results; and review and analysis of bidders' qualifications to conduct the work for each contract.
- Submit a letter of recommendation.

The cost increase associated with re-bidding the contract documents for CWD #9 is \$2,900.

FEE SCHEDULE:

Based on our revised scope request by the Town, as described above, we have developed an updated Fee Schedule summary.

Amendment No. 2 Summary			
	Existing Value	Amendment No. 2	Revised Value
CWD #2 – Hamlet of Carmel			
Task 1: Design Services (Lump Sum)	\$105,000	-	\$105,000
Task 2: Bidding Services (Lump Sum)	\$10,400	-	\$10,400
Task 3: Construction Services (Lump Sum)	\$98,900	-	\$98,900
CWD #2 Total	\$214,300	-	\$214,300
CWD #3 – Lake Secor			
Task 1: Design Services (Lump Sum)	\$6,600	-	\$6,600
Task 2: Bidding Services (Lump Sum)	\$1,000	-	\$1,000
Task 3: Construction Services (Lump Sum)	\$9,300	-	\$9,300
CWD #3 Total	\$16,900	-	\$16,900
CWD #8 – Mahopac Ridge			
Task 1: Design Services (Lump Sum)	\$14,200	-	\$14,200
Task 2: Bidding Services (Lump Sum)	\$2,100	-	\$2,100
Task 3: Construction Services (Lump Sum)	\$20,100	-	\$20,100
CWD #8 Total	\$36,400	-	\$36,400
CWD #9 – Mahopac Hills			
Task 1: Design Services (Lump Sum)	\$11,000	-	\$11,000
Task 2: Bidding Services (Lump Sum)	\$200	\$2,900	\$3,100
Task 3: Construction Services (Lump Sum)	\$1,600	-	\$1,600
CWD #9 Total	\$12,800	-	\$15,700
CWD #14 – Red Mills			
Task 1: Design Services (Lump Sum)	\$36,400	-	\$36,400
Task 2: Bidding Services (Lump Sum)	\$2,600	-	\$2,600
Task 3: Construction Services (Lump Sum)	\$24,800	-	\$24,800
CWD #14 Total	\$63,800	-	\$63,800
PROJECT TOTAL	\$344,200	\$2,900	\$347,100

All other terms, conditions, and contract scope items shall remain as described in our original professional services contract with the Town.

We look forward to continuing to assist the Town with this important project. If you have any questions or require further information, please don't hesitate to contact me at zongoli@wseinc.com or at 518-463-4400.

Sincerely,
WESTON & SAMPSON, PE, LS, LA, PC

A handwritten signature in blue ink, appearing to read 'Joe Zongol', is positioned above the typed name.

Joseph Zongol, PE, NICET III
Senior Associate | Team Leader

AMENDMENT NO. 2
 to the
Contract Scope of Work (dated November 15, 2019)
(Contract)
 for
Rehabilitation of Water Storage Tanks Carmel Water Districts 2, 3, 8, 9, & 14 R2019-006
(Project)
 between
Town of Carmel
(Town)
 and
Weston & Sampson, PE, LS, LA, PC
(Weston & Sampson)

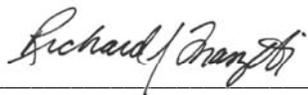
This Amendment authorizes the addition of funds for the Rehabilitation of Water Storage Tanks Carmel Water Districts 2, 3, 8, 9, & 14, contract R2019-006. A summary of the addition of funds authorized under this amendment and the original project budget is provided below:

Amendment No. 2 Summary

Amendment No. 2 Summary			
Project Task	Existing Contract Value	Amendment No. 2	New Contract Value
CWD #2 – Hamlet of Carmel	\$214,300	-	\$214,300
CWD #3 – Lake Secor	\$16,900	-	\$16,900
CWD #8 – Mahopac Ridge	\$36,400	-	\$36,400
CWD #9 – Mahopac Hills	\$12,800	\$2,900	\$15,700
CWD #14 – Red Mills	\$63,800	-	\$63,800
TOTAL LUMP SUM (NOT TO EXCEED FEE)	\$344,200	\$2,900	\$347,100

All other terms, conditions, and contract scope items shall remain as described in the original contract. There is no additional compensation authorized under this amendment. The billings for this project shall not exceed \$347,100 without written authorization from the Town.

ACCEPTED FOR:
Town of Carmel

By: (signature) 
 (please print name) Richard J Franzetti

Title: Town Engineer
 Date: 04-05-2022

April 13, 2023

Richard J. Franzetti, P.E.
Town Engineer
Town of Carmel
60 McAlpin Avenue
Mahopac, NY 10541

Re: **RFP-2019-006**
Water Tank Rehabilitation Proposal
Request for Amendment No. 3

Dear Mr. Franzetti:

The Town of Carmel (Town) owns several water-storage tanks in multiple districts across the Town, each district having its own budget, debt load, and financing requirements in order to maintain their tanks. The Town retained Pittsburgh Tank & Tower Group (PTTG) to inspect each tank in the inventory and provide a report of their finding and recommendations back in March 2019. The Town Board of the Town of Carmel (Town), as Commissioners of the Town owned Water Districts, selected Weston & Sampson to provide design, bidding, and construction engineering services for the rehabilitation of water storage tanks in multiple districts across the Town.

During the course of the design and construction process, additional out-of-scope work was requested by the Town and District operators, and a majority of it has already been completed as a good faith effort to the Town. The out-of-scope work for Carmel Water District (CWD) #2 includes:

- Complete replacement of the Lindy Drive water tank due to code issues that were discovered prior to bidding that were not identified within the PTTG report, as well as the need to increase storage volume to account for new planned development within the area. The code issue stems from the roof of the tank designed as a concave "bowl" like configuration, with the roof drain system running through the tank. This setup has the potential to cause roof failures if the drain were to clog or cross contamination issues. These issues were not identified sooner as record drawings are not available for this tank and roof tank inspections were not part of our original scope.
- Prepare design documents for the pavement of the access road to the Lindy Drive tank.
- Replacement of control equipment at the Everett Road Water tank site and design of a new outdoor control panel structure
- Support for hazardous materials testing for the demolition of the existing Everett Road Tank

In addition, Weston & Sampson performed a 50-year life-cycle cost analysis comparing the cost of rehabilitating Lindy Drive tank to the construction of a new glass-lined water tank. Based on the results of our review and cost analysis, it was determined, in consultation with the Town, that the most cost-effective long-term approach would be to replace the 300,000-gallon Lindy Drive tank in Carmel Water District (CWD) #2 with a 500,000-gallon glass lined tank, in lieu of painting the existing tank, and completing a full roof replacement to address the above-mentioned code issues.

Given the change in design direction for rehabilitation of an existing tank to construction of a new tank, additional field information is necessary to complete the design. Therefore, we have prepared this amendment to include the necessary State Historic Preservation Office (SHPO) reviews, State Environmental Quality Review (SEQR) Act determinations, geotechnical evaluation needed to design new tank foundations, and topographic survey to site the new tank.

Finally, work was anticipated to be constructed in 2020. Due to supply chain issues, COVID, and other factors, construction has been delayed. To account for the increased cost of salaries and inflation, we request a modest increase in our fees for the remaining contract to cover the costs that these delays have caused us to incur.

Therefore, we are pleased to present this amendment for the following out of scope geotechnical, survey, SHPO, SEQR, design document development, and permitting services:

ADDITIONAL SCOPE OF SERVICES:

CWD #2 Hamlet of Carmel:

Lindy Drive Tank Replacement Design: Due to the discovery of the roof and roof drain configuration code issues at the Lindy Drive tank, the Town conducted a second tank inspection in 2021. The new inspections confirmed that the Lindy tank drain was no longer functioning. To resolve this, while meeting current technical and water quality standards, a significant structural upgrade to the tank's roof would be needed. Weston & Sampson performed a Life Cycle Cost Analysis and evaluated the options available to the town. Due to the excessive costs associated with replacing the tank's roof, it is recommended that the Town pursue a full replacement of the current steel tank with a lower maintenance cost, glass lined tank. The tank size will be increased from 300,000 gallons to 500,000 gallons to help facilitate the Town's continued growth. The existing tank will be demolished and a new tank will be constructed in approximately the same location on the site.

Improvements to the current gravel access road were requested by the Town to help facilitate tank maintenance and snow removal. A new paved entrance way will be included within the design. The existing altitude valve, vault, and controls shall be maintained and not replaced as part of this project.

The cost associated with the level of effort for additional Lindy Drive Tank Replacement Design and Life Cycle Cost Analysis, as described above is \$22,000.

Lindy Drive Topographic and Boundary Survey: We will perform a boundary survey along with stakeout of the town parcel at 31 Lindy Drive in Carmel, NY, to replace the town water tank in the existing footprint. Our surveyor will perform research needed on-line and at the County Clerk's Office. Plot deeds/maps of subject and adjoining parcels for use in completion of scope as needed.

Existing roadways, paths, fences, pavement, and at-grade utilities will be located. The location of utility poles, gate valves, catch basins, manholes, water spigots, light standards and other evidence of utilities will be shown. Contours of the ground surface at one (1) foot intervals extending to the parcel limits.

The cost associated with the level of effort for Lindy Drive Topographic and Boundary Survey is \$9,000.

Geotechnical Evaluation of Lindy Drive Tank Site: Through the use of our subconsultant Terracon, the following geotechnical scope will be provided at each site:

Two, 20-foot (or to practical refusal) soil borings will be advanced at the site with a trailer or an all-terrain mounted drill rig using continuous flight augers or flush joint casing with tri-cone rotary techniques. Soil sampling is typically performed using split-barrel sampling procedures. The split-barrel samplers are driven in accordance with the standard penetration test (SPT) ASTM D1586. The samples will be placed in appropriate containers, taken to our soil laboratory for testing, and classified by a geotechnical engineer or geologist. In addition, we will observe and record groundwater levels during drilling and sampling. Upon encountering bedrock or refusal-to-drilling conditions above a depth of 10 feet below the ground surface, rock coring will be performed at one of the two borings. A minimum of 5 feet of rock coring will be performed at this project. Water will be used as a drilling fluid for rock coring and the spent water will be discharged on site.

Our exploration team will perform a soil boring stakeout, obtain Dig Safely NY clearance, prepare field boring logs as part of standard drilling operations including sampling depths, penetration distances, and other relevant sampling information. Field logs include visual classifications of materials encountered during drilling, and our interpretation of subsurface conditions between samples. Final boring logs, prepared from field logs, represent the geotechnical Engineer's interpretation, and include modifications based on observations and laboratory tests.

The project engineer will review field data and assign laboratory tests to understand the engineering properties of various soil and rock strata. The anticipated laboratory testing may include the following:

- Water content
- Grain size analysis
- Unconfined compressive strength

Results of our field and laboratory programs will be evaluated by a professional engineer. The engineer will develop a geotechnical site characterization, perform the engineering calculations necessary to evaluate foundation alternatives, and develop appropriate geotechnical engineering design criteria for earth-related phases of the project.

The cost associated with the level of effort for Geotechnical Evaluation of Lindy Drive Tank Site is \$10,200.

Lindy Drive SEQR and SHPO: Since new tanks are proposed to be constructed, the project is subject to SEQR and SHPO review for each district.

SEQR Documentation – As a replace-in-kind project, it is our opinion that this project is a SEQR Type II Action based on our experience with prior projects. We will provide the Town with draft resolution language to support its declaration of this project as a Type II action. The Town shall consult with its attorney for confirmation that the project meets the legal definition of a Type II action.

SHPO Review Determination Letter - We will submit a State Historic Preservation Office (SHPO) project review request package on behalf of the Town. Since this work is either on or adjacent to previously disturbed areas, this proposal assumes that this project will be considered No Impact by SHPO. If SHPO determines additional studies or information is needed, we will provide a scope of services commensurate with the required level of effort.

The cost associated with the level of effort for Lindy Drive Tank SEQR and SHPO is \$4,900.

Lindy Drive PCDOH Permitting: The redesign will require permitting from the Putnam County Department of Health (PCDOH). Weston & Sampson will resubmit a permitting application to PCDOH for this project and address any comments they have to receive approval of the redesigned project.

The cost associated with the level of effort for Lindy Drive Tank PCDOH Permitting is \$5,000.

Everett Road Controls Upgrade: The Town has decided to relocate the controls at their Everett Road tank as part of this project. Originally the tank controls were to remain in the existing vault for the old tank. However, the existing vault has become problematic by decreasing the useful life of controls equipment due to the moist environment. The tank controls will be relocated to a new exterior stanchion mounted backboard with roof near the new tank. The controls will be located within outdoor rated housings and this setup will help limit the need for operations staff to enter confined space vaults, resulting in increased worker safety and decreased Town liabilities.

The cost increase associated with the Everett Road Controls Upgrade is \$6,500.

Lindy Drive Tank Replacement Construction Administration: This work is anticipated to be bid as part of the C257 Contract which was for rehabilitation of steel tanks. Since this project will now include the construction of a new glass lined tank, additional shop drawings will need to be reviewed, such as the tank and appurtenances, foundation, concrete mix designs, and other ancillary components. This will result in a modest increase in Construction administration for this project.

The cost associated with the level of effort for additional Lindy Drive Tank Replacement Construction Administration is \$5,600.

Hazardous Materials Testing Support: Prior to the demolition of the Everett Road tank, the Town performed additional hazardous materials testing to confirm the absence of asbestos. Prior asbestos testing was not performed by PTTG, and since transite water mains existed within the system, it was recommended that testing of the tank be conducted as a precautionary measure. Weston & Sampson provided testing protocol support to the Town to self-perform and coordination between the contractor and town for this effort. Weston & Sampson also attended additional DOH requested inspection visits at the Everett Road Tank, as requested by DOH.

The cost increase associated with Hazardous Materials Testing Support for CWD #2 is \$1,300.

Everett Road Controls Upgrade Construction Administration: This work is anticipated to be bid as part of the C257 Contract which was for rehabilitation of steel tanks. Since this project will now include the construction of a new exterior stanchion mounted backboard with roof near the new tank, additional shop drawings will need to be reviewed, such as control panels, enclosures, stanchions, backboard, roof, conduit and conductors, as well as other ancillary components. This will result in a modest increase in Construction administration for this project.

The cost associated with the level of effort for additional Lindy Drive Tank Replacement Construction Administration is \$5,000.

FEE SCHEDULE:

Based on our revised scope request by the Town, as described above, we have developed an updated Fee Schedule summary.

Amendment No. 3 Summary			
	Existing Value	Amendment No. 3	Revised Value
CWD #2 – Hamlet of Carmel			
Task 1: Design Services (Lump Sum)	\$105,000	\$58,900	\$163,900
Task 2: Bidding Services (Lump Sum)	\$10,400	-	\$10,400
Task 3: Construction Services (Lump Sum)	\$98,900	\$10,600	\$109,500
CWD #2 Total	\$214,300	\$69,500	\$283,800
CWD #3 – Lake Secor			
Task 1: Design Services (Lump Sum)	\$6,600	-	\$6,600
Task 2: Bidding Services (Lump Sum)	\$1,000	-	\$1,000
Task 3: Construction Services (Lump Sum)	\$9,300	-	\$9,300
CWD #3 Total	\$16,900	-	\$16,900
CWD #8 – Mahopac Ridge			
Task 1: Design Services (Lump Sum)	\$14,200	-	\$14,200
Task 2: Bidding Services (Lump Sum)	\$2,100	-	\$2,100
Task 3: Construction Services (Lump Sum)	\$20,100	-	\$20,100
CWD #8 Total	\$36,400	-	\$36,400
CWD #9 – Mahopac Hills			
Task 1: Design Services (Lump Sum)	\$11,000	-	\$11,000
Task 2: Bidding Services (Lump Sum)	\$3,100	-	\$3,100
Task 3: Construction Services (Lump Sum)	\$1,600	-	\$1,600
CWD #9 Total	\$15,700	-	\$15,700
CWD #14 – Red Mills			
Task 1: Design Services (Lump Sum)	\$36,400	-	\$36,400
Task 2: Bidding Services (Lump Sum)	\$2,600	-	\$2,600
Task 3: Construction Services (Lump Sum)	\$24,800	-	\$24,800
CWD #14 Total	\$63,800	-	\$63,800
PROJECT TOTAL	\$347,100	\$69,500	\$416,600

All other terms, conditions, and contract scope items shall remain as described in the original contract. There is no additional compensation authorized under this amendment. The billings for this project shall not exceed \$416,600 without written authorization from the Town.

We look forward to continuing to assist the Town with this important project. If you have any questions or require further information, please don't hesitate to contact me at zongoli@wseinc.com or at 518-463-4400.

Sincerely,
WESTON & SAMPSON, PE, LS, LA, ARCHITECTS, PC



Joseph Zongol, PE, NICET III
Senior Associate | Regional Manager (FL)

ACCEPTED FOR:
Town of Carmel

By: (signature) _____
(please print name) _____

Title: _____
Date: _____

Richard J. Franzetti, P.E.
Town Engineer



(845) 628-1500
(845) 628-2087
Fax (845) 628-7085

Office of the Town Engineer
60 McAlpin Avenue
Mahopac, New York 10541

MEMORANDUM

To Carmel Town Board

From Richard J. Franzetti P.E. Town Engineer 

Date April 27, 2023

Re C268 - Town wide Water Storage Tank Rehab and New Tank (Glass) – additional funding

Contract C268, the Town Wide Water Tank Rehabilitation and Installation CWD 2, 3, 8 and 14, was awarded to Arold Construction on September 16, 2021. Work under the contract is currently underway. The reason for this request is as follows:

- CWD #8 – Kings Ridge Tank. On April 17, 2023, it was discovered that the floor of the Kings Ridge tank has experienced settlement and bowing which has fractured the glass liner of the glass lined steel tank floor. Additionally, significant corrosion of the floor panels was observed. When the tank was originally constructed, both cathodic protection and sealant between the tank foundation and the steel tank panels were not provided.

The work includes the removal of the damaged tank components, addition of proper subgrade bedding material and compaction, replacement of the damaged floor components, additional rental time for the temporary hydropneumatic water tank, and proper sealing of the tank joints and components. Note that the addition of a cathodic protection system is already included within the base contract. The estimated value of the work is \$96,992.41.

A more detailed explanation is provided in the attached from Weston and Sampson associates

The work for CWD No. 8 includes expenses and the combined bond values for CWD 1, 8, 10, and 13 as the water systems are all interconnected, and the work will impact all users within those districts.

Per the comptroller CWDs 1,10,13 have available funding for the **Kings Ridge Tank**, however CWD 8 is short approximately \$33,000. As this work is considered an

emergency a transfer of the \$33,000.00 for CWD 8 from the operating fund can be performed.

It should be noted that the Crest Road tank in CWD 8 was installed at the same time and under the same contract in 1994. There is concern that the contractors may find a similar situation with the Crest Road tank floor. This can only be determined once the tanks is drained.

Additional Bonding will not be available until after a public hearing is heard and bond resolution is approved which may not be until sometime late June/early July. A budget revision approving the transfer from CWD 8 operating fund will be needed.

However due to lack of funding, this Department recommends that the Town of Carmel increase their bonds for Water Districts 8 in the amount of \$200,000.00 to account for both the Kings Ridge and Crest Road tanks within the 90 days of bid opening (June 30, 2021). As per the contract documents

MEMORANDUM

TO: Richard J. Franzetti, PE – Town Engineer

FROM: Joseph M. Zongol, PE, NICET III – Weston & Sampson

DATE: April 19, 2023

SUBJECT: CWD #8, Kings Ridge Water Tank Floor

The rehabilitation of the Kings Ridge Water Tank within Carmel Water District No. 8, which was originally constructed in 1994, is underway. The temporary water system was commissioned the week of April 10, 2023, and the water tank was subsequently drained. As documented in the PTTG report dated March 27, 2019, when the tank was originally evaluated, there was a large amount of sediment accumulation in the bottom of the tank making it impossible to evaluate the condition of the floor prior to construction.

On April 17, 2023, when sediment was removed, the condition of the floor was able to be observed. It was discovered that the floor of the Kings Ridge tank has experienced settlement and bowing which has fractured the glass liner of the glass lined steel tank floor. Additionally, significant corrosion of the floor panels was observed. When the tank was originally constructed, both cathodic protection and sealant between the tank foundation and the steel tank panels were not provided. It should be noted that sealant was added to the tank system last year. In consultation with the Water District Operators, the manufacturer's representative, and the Contractor, the suspected cause of the settlement of the tank was likely caused by two factors, (1) poor compaction of the subgrade beneath the tank floor resulting in soil consolidation and settlement over time, and/or (2) erosion of the sand layer beneath the tank from surface water entering between the tank foundation and the steel tank plates, prior to receiving a proper sealing treatment last year.

In order to restore the tank into functional and safe working condition, Weston & Sampson recommends the replacement of the existing tank floor and associated compromised components and subgrade. Our office has been in consultation with the Contractor, Arold Construction, and the tank manufacturer, Statewide Aquastore and they are preparing an expedited change order and fabrication of replacement components. The Change Order shall include the removal of the damaged tank components, addition of proper subgrade bedding material and compaction, replacement of the damaged floor components, additional rental time for the temporary hydropneumatic water tank, and proper sealing of the tank joints and components. The addition of a cathodic protection system is already included within the base contract. The estimated value of the Change Order provided by Arold yesterday was \$120,000. Our office has requested a detailed breakdown of proposed change order costs for review and approval along with a purchase order from the manufacturer to begin immediate fabrication of the required tank panels, on an emergency basis.

It should be noted that the Crest Road tank within Carmel District No. 8 is the next tank scheduled to be rehabilitated under this contract. It was built under the same original contract and may pose similar issues with the floor. The Town should consider allocating additional funds in the event it is discovered that similar floor repairs need to be made to the Crest Road Tank as well.

C268 – Rehabilitation of Water Tanks Project

PROJECT

DATE OF ISSUANCE 4-20-2023 EFFECTIVE DATE 4-20-2023

OWNER The Town of Carmel
 OWNER's Contractor No. C268

CONTRACTOR: Arold Construction

ENGINEER: Weston & Sampson, PE, LS, LA, ARCHITECTS, PC

You are directed to make the following changes in the Contract Documents.

CWD #8

Reason for Change Order:

It was discovered that the floor of the Kings Ridge tank has experienced settlement and bowing which has fractured the glass liner of the glass lined steel tank floor. Additionally, significant corrosion of the floor panels was observed necessitating the replacement of the floor system and tank subgrade material.

Description:

- The work shall include the removal and proper disposal of the damaged tank components, addition of proper subgrade bedding material and proper compaction to manufacturer and project specification requirements, replacement of the damaged floor components, additional rental time for the temporary hydropneumatic water tank, and proper sealing of the tank joints and components.
- Cost: \$96,992.41 (billed as time and materials, not-to-exceed)

Attachments: Contractor Proposal for CWD #8 CO/FO # 4 dated 4/19/2023

<p align="center">CHANGE IN CONTRACT PRICE:</p> <p>Original Contract Price</p> <p>\$2,624,850.00</p>	<p align="center">CHANGE IN CONTRACT TIMES:</p> <p>Original Contract Times</p> <p>Substantial Completion: <u>August 15, 2022</u></p> <p>Ready for final payment: _____</p>
<p>Net changes from previous Change Orders No. 1 to No. 3</p> <p>\$48,177.65</p>	<p>Net change from previous Change Orders No. 1 to No. 3</p> <p align="center"><u>179 days</u></p>
<p>Contract Price prior to this Change Order</p> <p>\$2,673,027.65</p>	<p>Contract Times prior to this Change Order</p> <p>Substantial Completion: <u>June 30, 2023</u></p> <p>Ready for final payment: <u>July 30, 2023</u></p>
<p>Net Increase of this Change Order</p> <p>\$96,992.41</p>	<p>Net Increase of this Change Order</p> <p align="center"><u>None</u></p>
<p>Contract Price with all approved Change Orders</p> <p>\$2,770,020.06</p>	<p>Contract Times with all approved Change Orders</p> <p>Substantial Completion: <u>June 30, 2023</u></p> <p>Ready for final payment: <u>July 30, 2023</u></p> <p>days or dates</p>

RECOMMENDED: X

ACCEPTED:

APPROVED:

By: 
 Engineer (Authorized Signature)

By: _____
 Contractor (Authorized Signature)

By: _____
 Owner (Authorized Signature)

Date: April 20, 2023

Date: _____

Date: _____

From: [Maxwell, Mary Ann](#)
To: [Franzetti, Richard](#); [Pasquerello, Anne](#); [Baranowski, Stephen](#); [Cazzari, Michael](#); [Greg Folchetti](#); [Terilli, Joanna](#); [Lombardi, Frank](#); [McDonough, Suzanne](#); [Schanil, Robert](#); [Suzi McDonough Personal](#)
Cc: [Esteves, Donna](#); [Tenefrancia, Michelle](#)
Subject: RE: 4-20-23 - C268 - Tank Rehab - Kings Ridge Tank
Date: Friday, April 21, 2023 11:49:45 AM
Importance: High

Thanks Rich.

The districts effected by this change order do have some funding available. The available funding and allocation of the change order cost (est. \$97,000) is as follows:

	Current Available Funding	Change Order by District	
• District 1	- \$14,303	\$8,924	
• District 8	- \$23,851	\$56,745	short \$32,894
• District 10	- \$32,590	\$18,915	
• District 13	- \$21,392	\$12,416	

Districts 1,10,13 have available funding. District 8 is short approximately \$33,000. Since this change order is an emergency and needed immediate approval we can transfer the \$33k for District #8 from the operating fund. The additional Bonding will not be available until after a public hearing is heard and bond resolution is approved which may not be until sometime late June/early July. We will need to do a budget revision approving the transfer from CWD #8 operating fund.

I just spoke to Greg and he said that the approval of the change order can be added to the 5/3/23 voting meeting.

Let me know if you have any questions or concerns.

Mary Ann

Mary Ann Maxwell
Town Comptroller
Town of Carmel
(845) 628-1500 ext 175
Fax (845) 628-7085
mam@ci.carmel.ny.us

From: Franzetti, Richard <rjf@ci.carmel.ny.us>
Sent: Thursday, April 20, 2023 4:44 PM
To: Pasquerello, Anne <amp2@ci.carmel.ny.us>; Baranowski, Stephen <sjb@ci.carmel.ny.us>; Cazzari, Michael <msc1s@ci.carmel.ny.us>; Greg Folchetti <gfolchetti@costellofolchetti.com>; Terilli, Joanna <jmt@ci.carmel.ny.us>; Lombardi, Frank <fl@ci.carmel.ny.us>; McDonough, Suzanne <sfm@ci.carmel.ny.us>; Schanil, Robert <rs@ci.carmel.ny.us>; Suzi McDonough Personal <Suzi5mcdonough@gmail.com>

Cc: Esteves, Donna <de@ci.carmel.ny.us>; Maxwell, Mary Ann <mam@ci.carmel.ny.us>
Subject: 4-20-23 - C268 - Tank Rehab - Kings Ridge Tank

Supervisor Cazzari and Town Board members

As I mentioned at last evenings work session the floor of the Kings Ridge water tank will need to be replaced. Attached is a memorandum from Weston and Sampson (W&S) that provides a summary of the situation.

Also as discussed, please find the proposed costs, as reviewed and approved by W&S. The cost is estimated to be ~\$97,000. A request for the approval for the attached change order will be presented to the Board at the May 10, 2023 work session. Please note that as discussed and that due to criticality of this situation this Department provided a verbal approval for this work.

In addition a request for additional bonding to fund this work will be made at the May 10, meeting. This request will be for ~\$200,000 to account for the Kings Ridge Tank work and to have the funding in case a similar situation arises at the Crest Road tanks.

Have a great day and call with any questions.

Richard J. Franzetti. P.E, BCEE
Town Engineer
60 McAlpin Avenue
Mahopac, New York 10541
Phone - (845) 628-1500 ext 181
Fax – (845) 628-7085
Cell – (914) 843-4704
rjf@ci.carmel.ny.us

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Richard J. Franzetti, P.E.
Town Engineer

(845) 628-1500
(845) 628-2087
Fax (845) 628-7085

Office of the Town Engineer
60 McAlpin Avenue
Mahopac, New York 10541

MEMORANDUM

To Carmel Town Board

From Richard J. Franzetti P.E. Town Engineer 

Date April 11, 2023

Re C287 - Lake Mahopac Dam Construction Bonding

As the Board is aware in July of 2020 the Town has been under an order on consent (OOC) (CO3-20170425-83) to bring the Lake Mahopac Dam into compliance with State Regulations.

The Town engaged Schnabel Engineering to develop an Engineering Assessment (EA) of the Lake Mahopac Dam which has been completed and the NYSDEC has accepted the conclusions and recommendations as provided in the EA. This includes lowering the classification of the Lake Mahopac Dam from a high hazard Class C to and intermediate hazard Class B dam. As defined in the compliance schedule a permit application, including bid specifications/drawings, was submitted to the NYSDEC in December of 2023 and on March 23, 2023 the NYSDEC granted the permit application for the proposed work.

Per the attached compliance schedule the Town has 90 days (i.e., June 21, 2023) to issue a Notice to Proceed to a contractor to perform the proposed work. In this time frame the Town will need to finalize the bid documents, advertise and bid the Work, select a Contractor, approve the contract, and issue an NTP. Schnabel Engineers provided the attached estimate for the work to be ~\$175,000.

In addition, funding (i.e., bonding) for the construction aspect of this project has not been allocated and per the Town Comptroller there are insufficient funds available for this work. The Board would have to authorize additional funding through a bond resolution and then there would be an estoppel period before any awards could be approved. The Comptroller will contact bond counsel to start the process for funding this work.

Based on our evaluation this Department recommends bonding in the amount of \$300,000 be requested to ensure there are sufficient funds to perform the work

It should be further noted that in speaking with Schnabel Engineers, they recommend that the Town request a 120 day extension to issue the NTP by 10/19/ 23. A request was made to the NYSDEC on April 11, 2023.

Order on Consent, Case No. CO3-20170425-83
Appendix A, Compliance Schedule
Lake Mahopac Dam, State Dam ID # 213-4662

1	Inspection & Maintenance Plan. The Town shall submit a complete and acceptable Inspection and Maintenance Plan pursuant to 6 NYCRR § 673.6 and the relevant and applicable DEC dam safety guidance document(s).	Thirty (30) days after the effective date of this Order on Consent
2	Emergency Action Plan. The Town shall submit a complete and acceptable Emergency Action Plan (EAP) pursuant to 6 NYCRR § 673.7 and the relevant and applicable DEC dam safety guidance document(s), including TOGS 3.1.3, which EAP shall include a completed and signed Promulgation and Concurrence form signifying that the EAP has been coordinated with and accepted by the appropriate local emergency managers	Sixty (60) days after the effective date of this Order on Consent
3	Engineering Assessment. The Town shall submit to DEC an approvable complete Engineering Assessment (EA) that, without limitation, identifies all deficiencies in the Dam, including its appurtenant works, and recommends one or more corrective action alternative(s) and associated cost estimate(s) for all work required to breach or rehabilitate the Dam in order to remedy the deficiencies, and otherwise conforms with Subparagraph IV.G in this Order on Consent, 6 NYCRR § 673.13, and the relevant and applicable DEC dam safety guidance document(s), including TOGS 3.1.4.	180 days after the effective date of this Order on Consent
4	Permit Application. If necessary based on the results of the EA, the Town shall submit to DEC an approvable complete permit application, including engineering plans and specifications, pursuant to ECL § 15-0503, 6 NYCRR Part 608, and any other applicable laws, regulations and DEC guidance document(s), including applicable sections of the Department's "Guidelines for Design of Dams," for all work required to breach or rehabilitate the Dam in order to remedy all deficiencies identified in an approved EA ("the Work").	120 days after DEC approves the EA
5	Notice to Proceed. The Town shall issue a Notice to Proceed to contractor to commence the Work in accordance with Subparagraph IV.G in this Order on Consent, the permit(s) and the engineering plans and specifications that have been approved by DEC, and provide a copy of the Notice to DEC on day issued.	Ninety (90) days after permit is issued
6	Construction Completion. The Town shall complete construction of the Work in accordance with this Order on Consent, the permit(s) and the approved engineering plans and specifications without deviation therefrom absent advance written approval from DEC pursuant to the terms and conditions of the permit(s) and this Order on Consent.	120 days after issuance of the Notice to Proceed with the Work.
7	Notification of Completion. The Town shall notify DEC in writing by certified mail (return receipt requested) of the completion of the Work, which shall include a notarized or signed and sealed statement from the design/construction engineer that the Work has been completed under his/her care and supervision, and include a general, certified statement as to whether the Work was completed in accordance with the permit(s) and the engineering plans and specifications approved by DEC. Discrepancies between the completed construction of the Work and the permit(s) and DEC-approved engineering plans and specifications, if any, shall be identified, whether or not Respondent secured written approval from DEC of such changes in advance of Respondent's construction.	Fifteen (15) days after completion of the construction activity associated with the Work

8	<p>As-built Records. The Town shall provide to DEC one complete set of “as-built” records of the completed Work and a detailed report certifying as to the conformance of the completed construction, as reflected in the “as-built” drawings, to the permit(s) and the approved engineering and plans and specifications concerning the Work. The record drawings and report shall be signed and sealed by the construction engineer. Any discrepancies between the completed construction of the Work and the permit(s) and DEC-approved engineering plans and specifications shall be identified in the report, whether or not such changes received written approval by DEC in advance of construction.</p>	<p>Thirty (30) days after completion of construction activity associated with the Work</p>
9	<p>Annual Certification. The Town shall submit an Annual Certification to DEC pursuant to 6 NYCRR § 673.8, as well as any necessary updates to the EAP as identified in an annual EAP review, pursuant to § 673.7(j).</p>	<p>By January 31st of each year during which this Order on Consent is in effect</p>

Rehabilitation of Lake Mahopac Dam
Town of Carmel
Town of Mahopac, New York
60% Design



Engineer's Opinion of Probable Construction Costs
Prepared November 2022 / Escalated to 2023 Construction

Item	Description	Quantity	Unit	Unit Price	Total Cost
1	Misc - Mobilization and Demobilization	1	LS	\$11,400	\$11,400
2	Misc - Erosion and Sediment Control	1	LS	\$2,000	\$2,000
3	Construction Survey	1	LS	\$8,500	\$8,500
4	Remove and Terminate Electrical Lines	1	LS	\$3,500	\$3,500
5	Clearing - sycamore, willow, saplings, spillway vegetation	3	EA	\$4,000	\$12,000
6	Grubbing - Tree Stumps	190	BCY	\$25	\$4,800
7	Fill Placement - Backfill Excavations and Compaction - Imported	220	CCY	\$30	\$6,600
8	Control of Water - Cofferdam	1	LS	\$5,000	\$5,000
9	Control of Water - Bypass Pumping	1	LS	\$2,000	\$2,000
10	Remove Existing LLO Gate	1	LS	\$2,000	\$2,000
11	Stainless Steel LLO Slide Gate	1	LS	\$25,000	\$25,000
12	Metalwork - Aluminum Access Grating Platform	40	SF	\$150	\$6,000
13	Metalwork - Aluminum Platform Railings	25	LF	\$250	\$6,300
14	Metalwork - SS Support Beam	1	EA	\$2,000	\$2,000
15	Aggregate - Spillway Channel Corner	6	CY	\$100	\$600
16	Place Topsoil and Seeding	1	LS	\$5,000	\$5,000
17	Hauling offsite - Waste Materials	1	LS	\$4,000	\$4,000
Subtotal 1					\$106,700
Design Contingency (items yet to be defined)		15%	of Subtotal 1		\$16,100
Subtotal 2					\$122,800
Construction Contingency (Field changes, unanticipated conditions, etc...)		15%	of Subtotal 2		\$18,500
Subtotal 3					\$141,300
Escalation to Construction Midpoint - 2023 (5% for 1 year)		5%	1	years	\$7,100
Construction Total					\$148,400
<i>Estimate Range</i>				Low	-10%
				High	15%

*Richard J. Franzetti, P.E.
Town Engineer*



*(845) 628-1500
(845) 628-2087
Fax (845) 628-7085*

Office of the Town Engineer
*60 McAlpin Avenue
Mahopac, New York 10541*

MEMORANDUM

To: Carmel Town Board

From: Richard J. Franzetti P.E. Town Engineer 

Date: April 11, 2023

Re: C287 – Lake Mahopac Dam Request to go out for Bid

As the Board is aware, the Board authorized Schnabel Engineering to prepare plans and specifications necessary to go out to bid in compliance with the terms of the order of consent for the Lake Mahopac Dam.

At this time, the Engineering Department requests authorization to let the project out for public bid upon completion of the plans and specifications.

Richard J. Franzetti, P.E.
Town Engineer



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Office of the Town Engineer
60 McAlpin Avenue
Mahopac, New York 10541

MEMORANDUM

To Carmel Town Board

From Richard J. Franzetti P.E. Town Engineer 

Date April 28, 2023

Re Town wide Water Storage Tank Rehab CWD 2 Steel Tank – additional funding

The preliminary basis of design (BOD), as developed by Weston and Sampson (W&S) for the Storage Tank Rehabilitation project was as presented to the Town Board at the May 6, 2020 work session. The BOD identified, the rehabilitation of tanks in Carmel Water Districts (CWD) 2 (Hillcrest and Lindy), 3, and 8 (Kings Ridge and Crest), new tanks in CWD 2 (Everett) and 14 and the structure replacement at the CWD 9 tank.

During the course of the design and construction process, additional work for CWD 2 has been identified which includes:

- Complete replacement of the Lindy Drive water tank due to code issues that were discovered prior to bidding that were not identified in prior inspection reports, as well as the need to increase storage volume to account for new planned development within the area. The code issue stems from the roof of the tank designed as a concave “bowl” like configuration, with the roof drain system running through the tank. This issue was not identified sooner as record drawings are not available for this tank. Work shall consist of the installation of new Lindy Road water 500,000 gallon storage tank and removal of the existing 300,000 gallon storage tank
- Prepare design documents for the pavement of the access road to the Lindy Drive tank.
- Replacement of control equipment at the Everett Road Water tank site and design of a new outdoor control panel structure
- Support for hazardous materials testing for the demolition of the existing Everett Road Tank.

The additional cost for this work is \$700,000.00. A more detailed explanation is provided in the attached from W&S.

There are insufficient funds for this work and this Department recommends that the Town of Carmel increase the funding for Water Districts 2 for this work.

April 13, 2023

Richard J. Franzetti, P.E.
Town Engineer
Town of Carmel
60 McAlpin Avenue
Mahopac, NY 10541

Re: **RFP-2019-006**
Water Tank Rehabilitation Proposal
Request for Amendment No. 3

Dear Mr. Franzetti:

The Town of Carmel (Town) owns several water-storage tanks in multiple districts across the Town, each district having its own budget, debt load, and financing requirements in order to maintain their tanks. The Town retained Pittsburgh Tank & Tower Group (PTTG) to inspect each tank in the inventory and provide a report of their finding and recommendations back in March 2019. The Town Board of the Town of Carmel (Town), as Commissioners of the Town owned Water Districts, selected Weston & Sampson to provide design, bidding, and construction engineering services for the rehabilitation of water storage tanks in multiple districts across the Town.

During the course of the design and construction process, additional out-of-scope work was requested by the Town and District operators, and a majority of it has already been completed as a good faith effort to the Town. The out-of-scope work for Carmel Water District (CWD) #2 includes:

- Complete replacement of the Lindy Drive water tank due to code issues that were discovered prior to bidding that were not identified within the PTTG report, as well as the need to increase storage volume to account for new planned development within the area. The code issue stems from the roof of the tank designed as a concave "bowl" like configuration, with the roof drain system running through the tank. This setup has the potential to cause roof failures if the drain were to clog or cross contamination issues. These issues were not identified sooner as record drawings are not available for this tank and roof tank inspections were not part of our original scope.
- Prepare design documents for the pavement of the access road to the Lindy Drive tank.
- Replacement of control equipment at the Everett Road Water tank site and design of a new outdoor control panel structure
- Support for hazardous materials testing for the demolition of the existing Everett Road Tank

In addition, Weston & Sampson performed a 50-year life-cycle cost analysis comparing the cost of rehabilitating Lindy Drive tank to the construction of a new glass-lined water tank. Based on the results of our review and cost analysis, it was determined, in consultation with the Town, that the most cost-effective long-term approach would be to replace the 300,000-gallon Lindy Drive tank in Carmel Water District (CWD) #2 with a 500,000-gallon glass lined tank, in lieu of painting the existing tank, and completing a full roof replacement to address the above-mentioned code issues.

Given the change in design direction for rehabilitation of an existing tank to construction of a new tank, additional field information is necessary to complete the design. Therefore, we have prepared this amendment to include the necessary State Historic Preservation Office (SHPO) reviews, State Environmental Quality Review (SEQR) Act determinations, geotechnical evaluation needed to design new tank foundations, and topographic survey to site the new tank.

Finally, work was anticipated to be constructed in 2020. Due to supply chain issues, COVID, and other factors, construction has been delayed. To account for the increased cost of salaries and inflation, we request a modest increase in our fees for the remaining contract to cover the costs that these delays have caused us to incur.

Therefore, we are pleased to present this amendment for the following out of scope geotechnical, survey, SHPO, SEQR, design document development, and permitting services:

ADDITIONAL SCOPE OF SERVICES:

CWD #2 Hamlet of Carmel:

Lindy Drive Tank Replacement Design: Due to the discovery of the roof and roof drain configuration code issues at the Lindy Drive tank, the Town conducted a second tank inspection in 2021. The new inspections confirmed that the Lindy tank drain was no longer functioning. To resolve this, while meeting current technical and water quality standards, a significant structural upgrade to the tank's roof would be needed. Weston & Sampson performed a Life Cycle Cost Analysis and evaluated the options available to the town. Due to the excessive costs associated with replacing the tank's roof, it is recommended that the Town pursue a full replacement of the current steel tank with a lower maintenance cost, glass lined tank. The tank size will be increased from 300,000 gallons to 500,000 gallons to help facilitate the Town's continued growth. The existing tank will be demolished and a new tank will be constructed in approximately the same location on the site.

Improvements to the current gravel access road were requested by the Town to help facilitate tank maintenance and snow removal. A new paved entrance way will be included within the design. The existing altitude valve, vault, and controls shall be maintained and not replaced as part of this project.

The cost associated with the level of effort for additional Lindy Drive Tank Replacement Design and Life Cycle Cost Analysis, as described above is \$22,000.

Lindy Drive Topographic and Boundary Survey: We will perform a boundary survey along with stakeout of the town parcel at 31 Lindy Drive in Carmel, NY, to replace the town water tank in the existing footprint. Our surveyor will perform research needed on-line and at the County Clerk's Office. Plot deeds/maps of subject and adjoining parcels for use in completion of scope as needed.

Existing roadways, paths, fences, pavement, and at-grade utilities will be located. The location of utility poles, gate valves, catch basins, manholes, water spigots, light standards and other evidence of utilities will be shown. Contours of the ground surface at one (1) foot intervals extending to the parcel limits.

The cost associated with the level of effort for Lindy Drive Topographic and Boundary Survey is \$9,000.

Geotechnical Evaluation of Lindy Drive Tank Site: Through the use of our subconsultant Terracon, the following geotechnical scope will be provided at each site:

Two, 20-foot (or to practical refusal) soil borings will be advanced at the site with a trailer or an all-terrain mounted drill rig using continuous flight augers or flush joint casing with tri-cone rotary techniques. Soil sampling is typically performed using split-barrel sampling procedures. The split-barrel samplers are driven in accordance with the standard penetration test (SPT) ASTM D1586. The samples will be placed in appropriate containers, taken to our soil laboratory for testing, and classified by a geotechnical engineer or geologist. In addition, we will observe and record groundwater levels during drilling and sampling. Upon encountering bedrock or refusal-to-drilling conditions above a depth of 10 feet below the ground surface, rock coring will be performed at one of the two borings. A minimum of 5 feet of rock coring will be performed at this project. Water will be used as a drilling fluid for rock coring and the spent water will be discharged on site.

Our exploration team will perform a soil boring stakeout, obtain Dig Safely NY clearance, prepare field boring logs as part of standard drilling operations including sampling depths, penetration distances, and other relevant sampling information. Field logs include visual classifications of materials encountered during drilling, and our interpretation of subsurface conditions between samples. Final boring logs, prepared from field logs, represent the geotechnical Engineer's interpretation, and include modifications based on observations and laboratory tests.

The project engineer will review field data and assign laboratory tests to understand the engineering properties of various soil and rock strata. The anticipated laboratory testing may include the following:

- Water content
- Grain size analysis
- Unconfined compressive strength

Results of our field and laboratory programs will be evaluated by a professional engineer. The engineer will develop a geotechnical site characterization, perform the engineering calculations necessary to evaluate foundation alternatives, and develop appropriate geotechnical engineering design criteria for earth-related phases of the project.

The cost associated with the level of effort for Geotechnical Evaluation of Lindy Drive Tank Site is \$10,200.

Lindy Drive SEQR and SHPO: Since new tanks are proposed to be constructed, the project is subject to SEQR and SHPO review for each district.

SEQR Documentation – As a replace-in-kind project, it is our opinion that this project is a SEQR Type II Action based on our experience with prior projects. We will provide the Town with draft resolution language to support its declaration of this project as a Type II action. The Town shall consult with its attorney for confirmation that the project meets the legal definition of a Type II action.

SHPO Review Determination Letter - We will submit a State Historic Preservation Office (SHPO) project review request package on behalf of the Town. Since this work is either on or adjacent to previously disturbed areas, this proposal assumes that this project will be considered No Impact by SHPO. If SHPO determines additional studies or information is needed, we will provide a scope of services commensurate with the required level of effort.

The cost associated with the level of effort for Lindy Drive Tank SEQR and SHPO is \$4,900.

Lindy Drive PCDOH Permitting: The redesign will require permitting from the Putnam County Department of Health (PCDOH). Weston & Sampson will resubmit a permitting application to PCDOH for this project and address any comments they have to receive approval of the redesigned project.

The cost associated with the level of effort for Lindy Drive Tank PCDOH Permitting is \$5,000.

Everett Road Controls Upgrade: The Town has decided to relocate the controls at their Everett Road tank as part of this project. Originally the tank controls were to remain in the existing vault for the old tank. However, the existing vault has become problematic by decreasing the useful life of controls equipment due to the moist environment. The tank controls will be relocated to a new exterior stanchion mounted backboard with roof near the new tank. The controls will be located within outdoor rated housings and this setup will help limit the need for operations staff to enter confined space vaults, resulting in increased worker safety and decreased Town liabilities.

The cost increase associated with the Everett Road Controls Upgrade is \$6,500.

Lindy Drive Tank Replacement Construction Administration: This work is anticipated to be bid as part of the C257 Contract which was for rehabilitation of steel tanks. Since this project will now include the construction of a new glass lined tank, additional shop drawings will need to be reviewed, such as the tank and appurtenances, foundation, concrete mix designs, and other ancillary components. This will result in a modest increase in Construction administration for this project.

The cost associated with the level of effort for additional Lindy Drive Tank Replacement Construction Administration is \$5,600.

Hazardous Materials Testing Support: Prior to the demolition of the Everett Road tank, the Town performed additional hazardous materials testing to confirm the absence of asbestos. Prior asbestos testing was not performed by PTTG, and since transite water mains existed within the system, it was recommended that testing of the tank be conducted as a precautionary measure. Weston & Sampson provided testing protocol support to the Town to self-perform and coordination between the contractor and town for this effort. Weston & Sampson also attended additional DOH requested inspection visits at the Everett Road Tank, as requested by DOH.

The cost increase associated with Hazardous Materials Testing Support for CWD #2 is \$1,300.

Everett Road Controls Upgrade Construction Administration: This work is anticipated to be bid as part of the C257 Contract which was for rehabilitation of steel tanks. Since this project will now include the construction of a new exterior stanchion mounted backboard with roof near the new tank, additional shop drawings will need to be reviewed, such as control panels, enclosures, stanchions, backboard, roof, conduit and conductors, as well as other ancillary components. This will result in a modest increase in Construction administration for this project.

The cost associated with the level of effort for additional Lindy Drive Tank Replacement Construction Administration is \$5,000.

FEE SCHEDULE:

Based on our revised scope request by the Town, as described above, we have developed an updated Fee Schedule summary.

Amendment No. 3 Summary			
	Existing Value	Amendment No. 3	Revised Value
CWD #2 – Hamlet of Carmel			
Task 1: Design Services (Lump Sum)	\$105,000	\$58,900	\$163,900
Task 2: Bidding Services (Lump Sum)	\$10,400	-	\$10,400
Task 3: Construction Services (Lump Sum)	\$98,900	\$10,600	\$109,500
CWD #2 Total	\$214,300	\$69,500	\$283,800
CWD #3 – Lake Secor			
Task 1: Design Services (Lump Sum)	\$6,600	-	\$6,600
Task 2: Bidding Services (Lump Sum)	\$1,000	-	\$1,000
Task 3: Construction Services (Lump Sum)	\$9,300	-	\$9,300
CWD #3 Total	\$16,900	-	\$16,900
CWD #8 – Mahopac Ridge			
Task 1: Design Services (Lump Sum)	\$14,200	-	\$14,200
Task 2: Bidding Services (Lump Sum)	\$2,100	-	\$2,100
Task 3: Construction Services (Lump Sum)	\$20,100	-	\$20,100
CWD #8 Total	\$36,400	-	\$36,400
CWD #9 – Mahopac Hills			
Task 1: Design Services (Lump Sum)	\$11,000	-	\$11,000
Task 2: Bidding Services (Lump Sum)	\$3,100	-	\$3,100
Task 3: Construction Services (Lump Sum)	\$1,600	-	\$1,600
CWD #9 Total	\$15,700	-	\$15,700
CWD #14 – Red Mills			
Task 1: Design Services (Lump Sum)	\$36,400	-	\$36,400
Task 2: Bidding Services (Lump Sum)	\$2,600	-	\$2,600
Task 3: Construction Services (Lump Sum)	\$24,800	-	\$24,800
CWD #14 Total	\$63,800	-	\$63,800
PROJECT TOTAL	\$347,100	\$69,500	\$416,600

All other terms, conditions, and contract scope items shall remain as described in the original contract. There is no additional compensation authorized under this amendment. The billings for this project shall not exceed \$416,600 without written authorization from the Town.

We look forward to continuing to assist the Town with this important project. If you have any questions or require further information, please don't hesitate to contact me at zongoli@wseinc.com or at 518-463-4400.

Sincerely,
WESTON & SAMPSON, PE, LS, LA, ARCHITECTS, PC



Joseph Zongol, PE, NICET III
Senior Associate | Regional Manager (FL)

ACCEPTED FOR:
Town of Carmel

By: (signature) _____
(please print name) _____

Title: _____
Date: _____

Carmel Water District No. 2 Financing Summary



Date: April 14, 2023

DESCRIPTION		TOTAL AMOUNT	Notes
1	Everett Road New Tank (Under contract w/ Arold)	\$ 1,132,076.00	
2	Everett Road Demolition and Site Improvements (Est.)	\$ 205,200.00	
3	Clapboard Ridge Rehab Tank (Est.)	\$ 1,033,800.00	
4	Lindy Drive New Tank - Demo of Old Tank (Est.)	\$ 1,184,700.00	
5	Engineering CWD#2 (Under Contract)	\$ 214,300.00	
6	Amendment CWD#2 (Requested)	\$ 69,500.00	
7	Total Cost for CWD #2	\$ 3,839,576.00	Sum Lines 1-6
8	Funding Authorization	\$ 3,000,000.00	
9	Current Bonding	\$ 1,600,000.00	
10	Estimated Remaining From Current Bonding at Completion of Contact. Includes all Engineering cost for CWD#2	\$ 184,124.00	Line 9 Subtract Lines 1,5 and 6
11	Total Estimated Additional Funding Authorization Needed	\$ 655,452.00	Line 7 Subtract Line 8 and 10
12	Recommended Request for Additional Funding	\$ 700,000.00	