

Project Pre-Construction Meeting - Phase 1 Overview

NEW YORK
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Downtown Revitalization Initiative

Stabilize the Hacker Building at 108 Montcalm
DRI Award: \$1,265,000

Rehabilitate the Hacker Building to include replacement of the roof, asbestos and mold abatement, facade enhancements, and other renovation activities.

Developer: The Ticonderoga Revitalization Alliance
with support from
The North Country Rural Development Coalition

TOWN BOARD MEMBERS:
Supervisor: Mark Wright
Joyce Cooper
David Woods
Clifton T. Thatcher
Heath Towne

Kathy Hochul
Governor

NEW YORK
STATE OF OPPORTUNITY.

Department of State | Homes and Community Renewal | Empire State Development

Nov 6, 2024

Project Name:

Stabilize the Hacker Building, 108 Montcalm Street

Start Date: November 11th, 2024

Project Contacts:

- *Nicole Justice Green, Glenn Swajger*
Phone: 518-585-6366
Email: info@northcountryruraldevelopment.org
- *Paul Sherman (General Contractor, Luck Builders)*
- *Rich Fairchild (Project Manager, AAC Contracting)*

Phase 1: Overview

The Ticonderoga Revitalization Alliance (TRA) is pleased to announce that Phase 1 of the 108 Montcalm Street Project will officially begin on November 11th, 2024. This critical phase marks the start of the Downtown Revitalization Initiative (DRI) for the historic J.J. Newberry's Building,

which has been vacant for over 15 years. The building will be completely transformed into Newberry Commons, a mixed-use space that will offer two commercial units and four workforce housing units.

Phase 1 of the project, supported by DRI funding, will focus on essential upgrades required to restore the building's structural integrity and prepare it for future use. This will include asbestos and mold remediation, facade improvements, electrical upgrades, and a complete roof replacement. With a total project value of \$1.265 million, these upgrades will serve as the foundation for downtown Ticonderoga's revitalization, supporting local businesses and addressing the area's need for workforce housing.

TRA, in partnership with the North Country Rural Development Coalition (NRDC), is committed to ensuring this project contributes significantly to both economic development and community vibrancy in the Ticonderoga area. This partnership underscores TRA's dedication to fostering business growth and meeting local workforce housing needs.

Project Timeline Overview

Start Date: November 11, 2024

11/11: Site Preparation & Mobilization

- Action: AAC Contracting will begin on-site work, including preparation of the work areas.
- Details:
 - Monday - Tuesday (11/11 - 11/12): Site preparation will involve blocking off both the front and back entrances on Montcalm Street to facilitate safe access and efficient movement of materials and personnel.
 - Temporary Shoring: Installation of temporary shoring to provide structural support for areas requiring stabilization before further work can proceed.
- Note: This initial work will likely take two days to complete.

Debris Removal & Abatement Initiation

- Action: Begin clearing and bagging any debris on-site, with the primary focus on removing debris and preparing for the abatement process.
- Details:

- Wednesday (or late Tuesday): Begin debris cleanup, which will involve bagging up and removing debris from the floor.
- Abatement Process: Initiate the removal of the pipe insulation and drywall, starting with the most accessible and hazardous areas.
- Duration: This stage will likely take 1.5 weeks to complete.

Continued Abatement and Mold Remediation

- Action: After completing the drywall and pipe abatement, attention will turn to comprehensive mold abatement throughout the building.
- Details:
 - The abatement team will address mold contamination throughout the structure, ensuring all areas meet regulatory health and safety standards.
 - Expected Duration: The mold abatement process is anticipated to take an additional week.

Final Inspection & Clearance

- Action: Independent Testing Agency will conduct the final clearance inspection.
- Details:
 - The building will undergo independent testing to ensure that asbestos and other hazardous materials have been removed and that the air quality is within safe limits. Once the tests are passed, the building will be cleared for the continuation of construction work.
 - Duration: 1 week for final inspection and clearance.

Structural Repairs

- Action: Structural repairs will be made to address any issues identified during the initial assessments.
- Details:
 - The structural repairs phase will address any deficiencies in the building's framework, including beam reinforcement, foundation stabilization, and other key structural components.
 - Expected Duration: 3-5 weeks, depending on the severity of necessary repairs.

Roof Replacement

- **Action:** The roof of the building will be replaced in conjunction with the structural repairs.
 - **Details:**
 - LCR will carry out the roof replacement, ensuring the new roof is properly integrated into the overall structural improvements. The roof replacement will be conducted in tandem with the structural repairs to streamline the process.
 - **Duration:** 4-5 weeks, to be completed by mid-January.
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Safety Considerations for Asbestos Abatement

- Asbestos abatement is a complex process that requires careful planning and strict safety measures. AAC Contracting, the project's abatement contractor, follows the highest industry standards to ensure the safety of workers, building occupants, and the surrounding community.

Safety Protocols

- AAC Contracting is recognized for its exceptional commitment to safety and is approved by the New York State Department of Labor under **Code Rule 60**, specifically designed for asbestos abatement. This certification demonstrates their adherence to the highest safety standards. The team will implement established protocols to prevent asbestos exposure, including air monitoring, containment barriers, and personal protective equipment (PPE) for all personnel.

Disposal and Waste Management

- Outside on Montcalm Street, there is a **locked, contracted walk-in dumpster**, which will be used for the disposal of certain abatement materials. There is also an additional disposal location at the rear of the property. The dumpster is expected to remain on site only until the end of December, as part of the standard operating procedure for asbestos abatement projects. All waste will be handled in accordance with regulatory guidelines to ensure safe and compliant disposal.

Employee Training and Certifications

- AAC's workers are highly trained and hold certifications in **OSHA 10 & 30-hour courses**, accredited asbestos training, and COVID-19 awareness protocols. Each team member also

undergoes a comprehensive 8-hour safety onboarding, which covers all relevant health and safety procedures.

Regulatory Compliance

- All asbestos abatement will be conducted in compliance with **EPA** and **OSHA** regulations, as well as the New York State Department of Labor's **Code Rule 56**, ensuring that the work is performed safely and to the highest standards. Independent third-party air monitoring will be conducted throughout the project to verify the safety of the work environment.
 - This comprehensive approach reflects our commitment to upholding the highest standards of safety and regulatory compliance throughout the asbestos abatement process.
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About Project Partners

Luck Builders

- Luck Builders has served the Upstate New York and Northern Vermont regions for over 30 years. Specializing in high-quality commercial construction, Luck Builders is known for delivering projects on time and within budget. The company prides itself on transparency and adaptability in meeting the unique needs of every project. Learn more about Luck Builders on their website.

AAC Contracting, LLC

- Founded in 1983, AAC Contracting has earned a reputation for expertise in environmental remediation, including lead, mold, PCBs, and asbestos abatement. In addition to their remediation work, AAC also provides demolition services, firestopping, and fireproofing solutions. AAC is highly respected in the industry for its commitment to safety and quality. For more information, visit AAC Contracting's website.

Champlain National Bank

- Founded in 1909, Champlain National Bank has long been committed to serving the financial needs of residents and businesses in the Essex, Clinton, and Franklin counties. The bank's strong local presence and its dedication to community development make it a proud supporter of the 108 Montcalm Street project. For more information, visit Champlain National Bank's website.

Contact Information for Project Inquiries

For more information, updates, or questions regarding Phase 1 of the 108 Montcalm Street transformation, please contact:

- Nicole Justice Green or Glenn Swajger
Phone: 518-585-6366
Email: info@northcountryruraldevelopment.org

For ongoing updates on Phase 1 and future project milestones, please stay tuned for further announcements of the DRI website here: <https://ticonderogadri.com/108-montcalm-street/>