

Blenheim Long Term Community Recovery Committee
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Chairman Don Airey

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November 14, 2016

Ms. Kimberly D. Bose
United States Federal Energy Regulatory Commission
888 First Street, N.E.
Washington, DC. 20426

Ref: Project Number: P-2685 NYPA Blenheim-Gilboa Pumped Storage Project Relicensing.

BLTCRC Comments relative to NYPA Socio-Economics and the effect of the Tax-Exempt Status of the Facility on local and neighboring communities Study and the Recreation Study.

Socio-Economic Study:

1. The Socio-Economic Study is fully titled to include, "and the effects of the Tax-Exempt Status of the Facility on local and neighboring communities". The New York Power Authority (NYPA) has omitted the full study name in its presentations and representations, including during the public comment session. This omission was identified during the public session and NYPA replied, "*It was an oversight*". Apparently an oversight that has been and remains consistent in the official Study documentation and determination(s).

While the NYPA Study expands the Area of Potential Effect (APE) conveniently to identify any and all potential benefit(s) of the BG Facility regionally and statewide, it is essentially silent on the real impacts and benefits the local and neighboring towns (and County) would have realized over the past fifty (50) years of operation had the BG Facility not been tax-exempt.

Even absent an updated and professional appraisal / assessment of the BG Facility in order to calculate the loss of potential tax-revenue, it is obvious the effect of this loss of tax-revenue on an economically challenged and predominantly rural region is very significant. The estimated taxes that would have been collected if the BG Facility was not afforded tax exempt status measures in the hundreds of millions of dollars over the past fifty (50) years of operation(s).

The Socio-Economic Study utilizes a BG Project value of \$100,000,000 based on a local assessment that NYPA is well aware is inaccurate. An assessment that is unqualified and uncertified primarily since the local assessor possesses neither the expertise nor resources to conduct such an accurate assessment / appraisal. Nor would the local assessor be compelled to conduct such an assessment, even if the required professional resources were available given the tax-exempt status of the BG Facility.

Blenheim Long Term Community Recovery Committee

Considering the strong possibility a professional and qualified appraisal of the BG Facility would result in a value of the facility being as high as \$1billion, and certainly much greater than the current \$100,000,000, it is impossible for the Study to accurately calculate the “effects” of the tax-exempt status on the local and neighboring communities. Therefore the Socio-Economic Study, as defined by title, is fatally flawed. Further, the Study does little to illustrate the effects of the tax-exempt status of the BG Facility, at all. But instead focuses on potential NYPA benefits regionally while substantially ignoring the local tax-exemption issue as a whole.

In view of the above the BLTCRC requests FERC consider that the Socio-Economic Study be at least modified to include a detailed and accurate ***“effect of the tax-exempt status of the facility on the local and neighboring communities”*** analysis, including a realistic appraisal of the BG Facility value, prior to the issuance of any FERC operating license.

2. The Socio-Economic Study fails to address the effects of the BG Facility high-elevation earthen dam, of which, the Town of Blenheim and the Schoharie Valley lie below.

The Sociological effects of this threat were exemplified during the events related to Hurricane Irene in August of 2011. Numerous emergency operational failures occurred at the BG Facility during this near-catastrophic event. In addition, other less dramatic scenarios exist for the potential failure of the high-elevation dam as well as the lower-elevation dam and water release gates.

These sociological issues have significant impacts on economic growth, residency growth and the overall quality of life for downstream business, agricultural interests and residents but the Study virtually ignores these sociological considerations.

New businesses, new housing and agricultural investments, as well as fear for loss of life /property are potentially impacted by the threat of the BG Facility dam / operational failures or events both manmade and natural in terms of event potential. The Study should include assessments on a sociological level as to the impact of these threat(s) on the downstream populace. While perhaps difficult to quantify they should not be simply ignored as if non-existent.

Therefore, the BLTCRC requests the Study be at least be modified to include such outreach and further consideration of the impacts, sociologically, the local and neighboring communities experience or may experience with the continued operation of the BG facility in its current form, function and regulation.

Recreation Study

1. The Recreation Study focuses primarily on what NYPA currently provides to the local and neighboring communities in terms of recreation opportunities. However, the Study omits, to great degree, the potential for added recreational opportunities in terms of Schoharie Creek boating / kayaking / canoeing opportunities / events that could be realized through the coordinated releases of additional water flows at times of low water.

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Any such coordinated releases would not only provide additional recreational opportunities for local residents, but could also provide for additional and enhanced tourism and the associated economics benefits of same. Such coordinated releases could be publicized and advertised in advance in order to attract tourists especially interested in Schoharie Creek boating and fishing opportunities.

Further to the above, any coordinated water releases by NYPA could also enhance tourism opportunities that will already be increased by anticipated visitors to see the newly rebuilt Blenheim Covered Bridge (FEMA approved project) as well as the potential Schoharie Creek Hiking Trail.

The BLTCRC requests that the Recreation Study be modified to include such water release opportunities in conjunction with the Schoharie Creek Trail and reconstructed Blenheim Covered Bridge as they support each other extensively.

Additional Information / Comment(s):

1. It was confirmed at the last FERC public comment session at Howes Caves by NYPA's consultant for the Socio-Economic Study and Recreation Study that much information was comingled and shared in preparing both studies. Since much information provided, especially the assessed /appraised value of the BG Facility is either not included, addressed or is inaccurate, the BLTCRC offers that this may render both studies, flawed. It is therefore requested that FERC compel NYPA to reopen and modify both studies to include missing or absent accurate information as described above.

2. A copy of the Town of Blenheim Strategic Plan has been included for review and informational purposes. The reason for inclusion was for multiple purposes. However, one principal reason was that the Strategic Plan identifies some of what could be accomplished if the BG Facility was not tax-exempt and those tax revenues were available for such projects as identified in the Strategic Plan. Since the Plan addresses Tourism, Economic opportunities and Recreation, they are relevant to the Study(s) and related subject-matter.

Sincerely,

Don Airey
Chair - BLTCRC

Blenheim Long Term Community Recovery Committee

Town of Blenheim

Long-Term Community Planning Strategy



April 2016

**Prepared for:
The Town of Blenheim
1748 State Route 30
North Blenheim, NY 12131**

Town of Blenheim
Long-Term Community Planning Strategy

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Executive Summary

The trajectory of the Town of Blenheim was permanently altered by the impacts of Hurricane Irene in late August of 2011. The storm, and the associated flood waters, forever changed the appearance of the North Blenheim hamlet area, and washed away the Blenheim Bridge, a national historic landmark, that had stood since 1855 leaving only its footings. The Town's center sustained significant damage and the iconic symbol of the Town's heritage was lost. However, the impacts from the storm event are a testament to a simple truth – a community is not comprised of buildings, mortar, and lumber; a community is the group of people who share the bond of a common culture and heritage.

The community in Blenheim since the storm event has displayed a resilient sense of optimism about the future of their town through steadfastly developing a strategic plan that goes beyond reestablishment of the norm. The Town's people have taken advantage of every opportunity to actively participate in meetings to make Blenheim a better place to live, an opportunistic place to work, and interesting and attractive place to visit. The main focus has been towards the development of a series of plan development efforts – an update to the Town's Comprehensive Plan; the 2012 Long-Term Community Recovery Plan as funded and administered by the Federal Emergency Management Agency (FEMA); and the 2014 NY Community Rising Community Reconstruction Plan as administered by the NYS Department of State. The information gained and the initiatives set forth in these plans are the basis for the "*Blenheim Long-Term Planning Strategy*". The projects that comprise the strategy have been carefully developed with respect to resident input as to the community's needs; and impactful ideas that will address these needs while being best-suited for implementation.

The projects that comprise the strategy are as follows:

- Reconstruct the Blenheim Bridge
- Reconstruct the Extension of the Blenheim Bridge
- Develop a Community Cultural Center
- Rehabilitate and Expand Bridge Park
- Establish Memorial Park
- Perform Improvements to the Main Street Streetscape
- Establish a Trail System through the North Blenheim Hamlet
- Establish a "Riverwalk" Trail

Furthermore, the project list has been segmented into a series of achievable phases that provide a logical sequence for implementation combined with steady and deliberate access to funding programs that will extend the use of local, matching efforts (in-kind services, private donations, etc.) in meeting project budgets.

The end result is a comprehensive strategy that sets forth a series of integrated projects that are not only individually sustainable, but when fully acted upon will elevate the North Blenheim hamlet as destination for a range of services and cultural attractions for residents, as well as those visiting for the first time. Not only does the strategy look inward to provide improvement to the central area of the Town and the Town hamlet, but the strategy also looks to work with surrounding communities to make its contribution to a dynamic tourist experience for the region.

The methodology used to develop the following strategy has systematically incorporated the input of residents and made productive use of public resources to develop these plans. Also, setting forth a strategy that will transform the Town and its center hamlet area to a condition, not just restorative of the conditions before the storm, but rather create improvements that bring about genuine renaissance and the opportunity for growth and prosperity.

1. Strategy Development – Explanation of Approach and Methodology

The Town of Blenheim is a rural community of 377 persons¹ located at the southern end of the Schoharie Valley. The landscape of the community has a rolling topography and a mixture of pasture lands, crop lands, and forest (see Map 1). The North Blenheim hamlet, which is the focus of this strategy (see Map 2), is the Town's center with a core grouping of parcels that take on more of a village-like appearance with comparatively smaller parcel sizes, narrow lot width and frontage directly on NYS Route 30. The North Blenheim hamlet historically was host to a mix of commercial, institutional, governmental, and residential uses with many of the commercial uses



Figure 1 – Main Street (NYS Route 30) – North Blenheim on August 28, 2011

no longer in existence. The hamlet area had contained two churches (Methodist and Reformed Dutch), a post office, two schoolhouses, two hotels, wagon repair shops, a harness shop, two blacksmith shops, a shoemaker shop, a tailor shop, a paint shop, a grist mill, two saw mills, and approximately 50 dwellings². The section of the Schoharie Creek that runs through this section of Blenheim basically runs parallel to NYS Route 30 until it crosses under the road as it flows northward to the Mohawk River. The state route's crossing of the creek is one of the more notable

and historically significant features of Blenheim and will be discussed in further detail. However, the proximity of the creek and the associated floodplain to the hamlet area has been intertwined throughout the history of the community. Floods and washouts have occurred at numerous times but few have matched the ferocity of the flood which occurred from Hurricane Irene on August 28, 2011. The hamlet area and many of the buildings along NYS Route 30 including the Town Hall, sustained significant damage as a result of the unprecedented flood level of the Schoharie Creek.



Figure 2 – Storm Impacted Homes along Main Street in North Blenheim

¹ 2010 Census – US Bureau of the Census

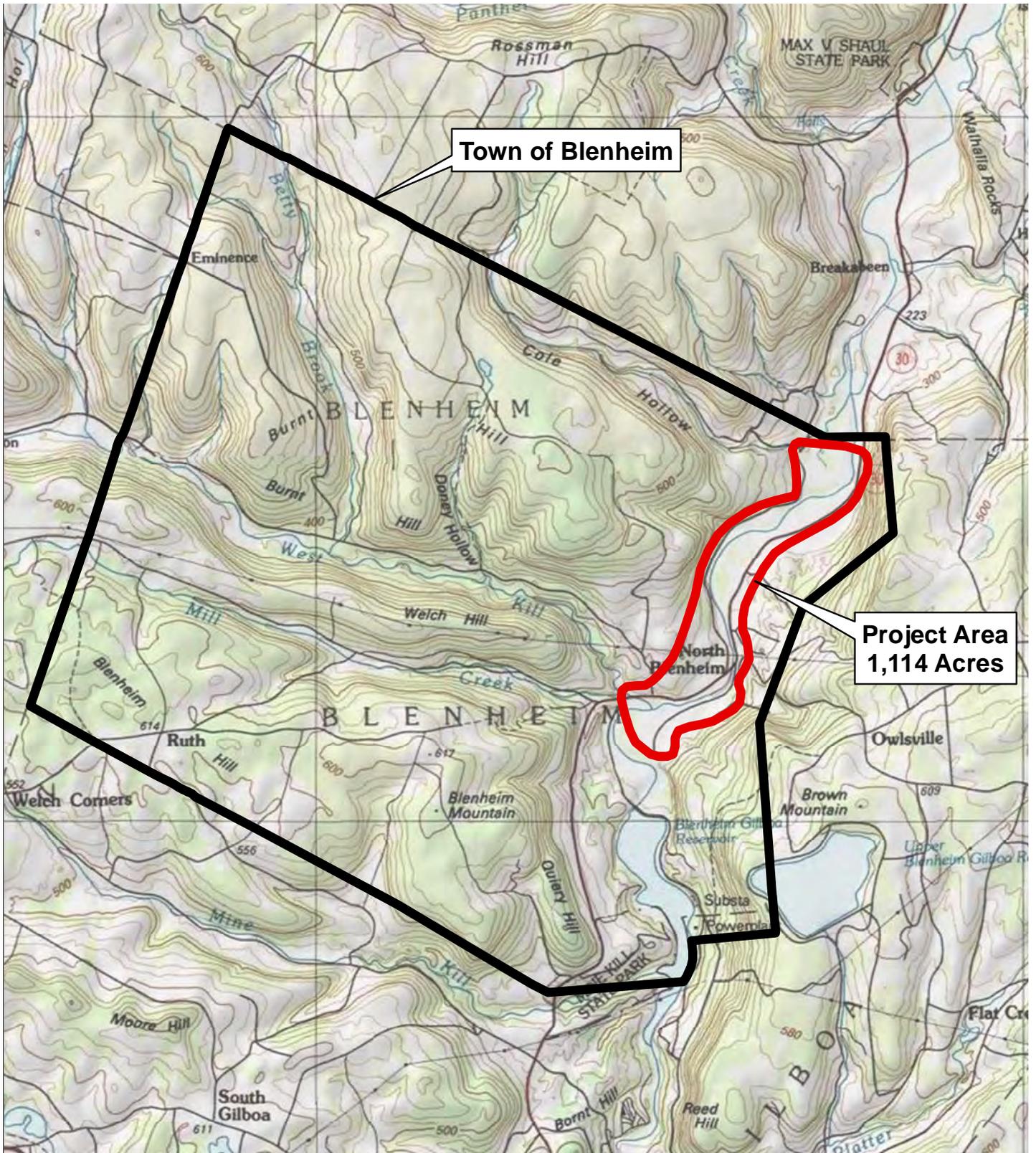
² Blenheim New York; Long-Term Recovery Plan, May 2012

In response Town officials and residents have participated in the update of the Town's Comprehensive Plan; the development of a Long-Term Community Plan as sponsored through the FEMA of the US Dept. of Homeland Security; and the development of a New York Rising Community Reconstruction (NYRCR) Plan as sponsored through the Governor's Office of Storm Recovery. This strategy represents the next logical step in the overall storm recovery process for the Town of Blenheim. The preceding documents have undertaken assessments of the damage and set forth plans and projects that provide the overall framework for community recovery to occur. This document builds upon the planning done so far to lay out a strategy for the redevelopment of the North Blenheim hamlet area. The strategy encompasses a phased, step-by-step process that prioritizes individual projects based upon the referenced plans, community feedback, and available resources (funding and administrative).

After Hurricane Irene, the Town also applied for funding through the NYS Department of State (DOS) Long-Term Community Recovery (LTCR) Strategy grant program. The program made funds available to storm-impacted communities from the hurricane to aid in the development of strategies that would aid in these communities achieving their recovery goals. A range of aid programs were made available including: Storm recovery planning through FEMA and NYRCR; FEMA buyout of properties that repeatedly experiencing flooding, and FEMA funding of the reconstruction plans for the Blenheim Bridge replacement the Town of Blenheim viewed the funding through the DOS LTCR program as a means to complement and further advance the referenced storm recovery plans. This approach will not only make for a more efficient use of valuable LTCR program dollars through avoidance of a duplication of effort, but will also use these funds to provide further detail and design for the projects in the plans bringing them closer to construction.

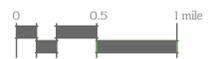
The strategy was developed from detailed discussions with members of the Blenheim Long-Term Community Recovery Steering Committee (BLTRSC) as a representative group of volunteer residents, a review of potential complementary projects occurring or under consideration in the region, and assessment of available programs that can be accessed to bring the specific projects to fruition. Using this methodology, the resulting strategy is ready for immediate implementation.

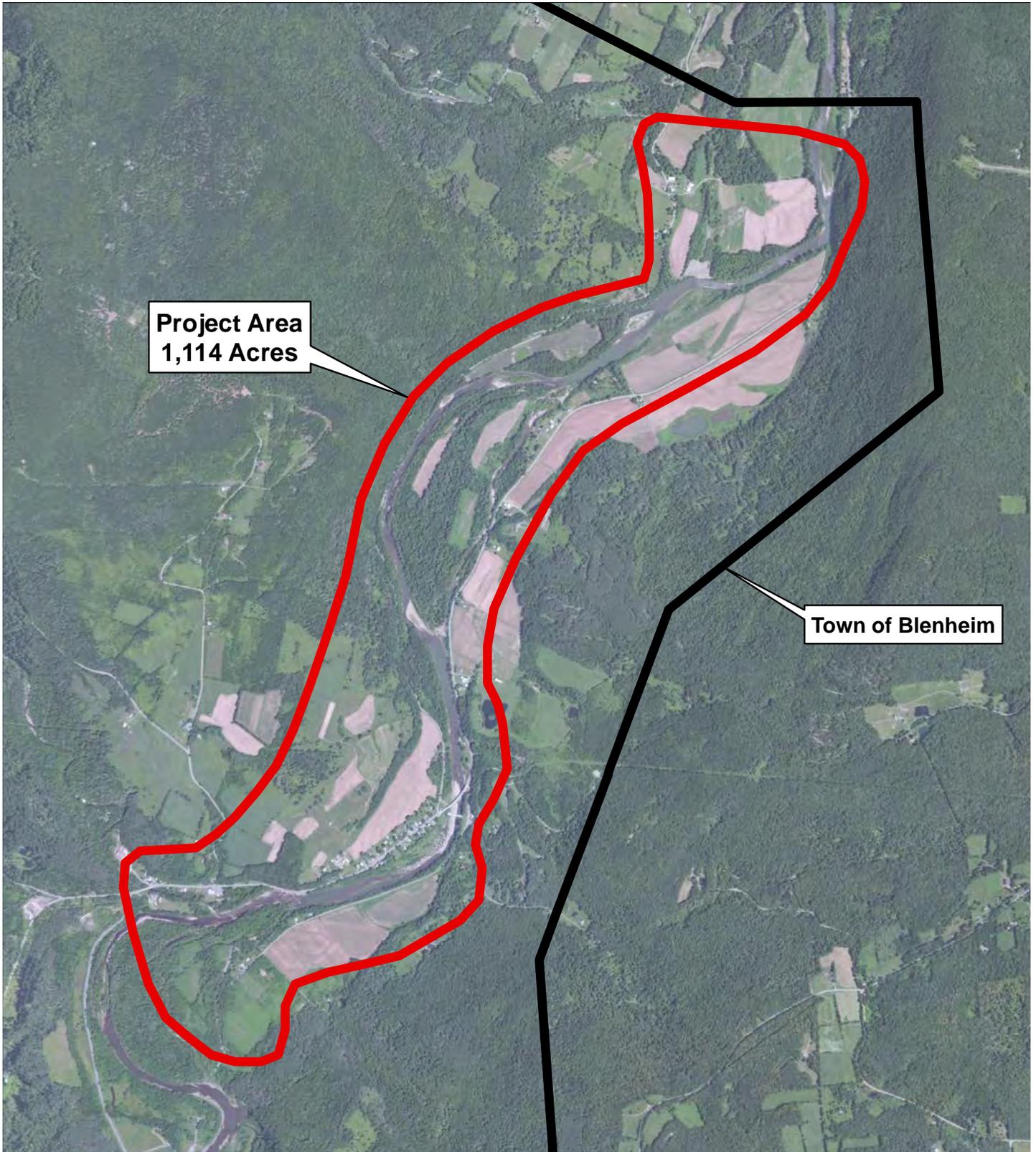
Acknowledgment and appreciation are extended to the dedicated members of the BLTRSC – these members have shown commitment and resilience in the time since Hurricane Irene and their devotion to the community is a tremendous asset to the future of the Town of Blenheim.



Town of Blenheim, NY
 Long-Term Community Planning Strategy

Map 1
 The Town of Blenheim





**Project Area
1,114 Acres**

Town of Blenheim



2. Strategic Vision Statement

Now, nearly five years removed from the devastation of Hurricane Irene, the Town of Blenheim is at a crossroads. Recovery efforts have been ongoing:

- FEMA has provided funding for varying forms of recovery projects;
- One of the outcomes from FEMA's involvement has been the articulation of a long-term community recovery (LTCR) plan;
- Homes have been and continued to be repaired;
- Debris has been removed from the Schoharie Creek and stream channels have been stabilized and reconstructed;
- The Town updated its Comprehensive Plan in 2013;
- The Town has actively participated in the New York Rising Community Reconstruction Program - plan published in December 2014;
- The pace of life in the community is methodically returning to a state of normalcy.

Yet the community yearns for more as the impacts from Hurricane Irene have given rise to wider and more profound realization – an unprecedented opportunity exists to restore the community to more than it was before Hurricane Irene. The outcome of the hurricane has fostered an attitude among the residents that an opportunity is presented to advance the Town beyond the status quo and create prosperity. Residents envision the future of Blenheim as a community in a genuine and true sense where there is ample opportunity to thrive in a setting that is prosperous while celebrating the heritage of the town. Therefore, the vision is for a complete and comprehensive renaissance across a number of elements that comprise day-to-day life in Blenheim.

The next step in the realization of this vision is to move beyond planning and undertake a series of coordinated and complementary actions that begin the strategic implementation of the plans prepared since the hurricane. This strategy, directly based on resident input, sets forth a number of initiatives seen as a priority for recovery. This vision is intended to provide a realistic expression of what is to be achieved within the near, mid, or long-term; taking into consideration the prioritization of needs, the preferences of the residents and the limits of available resources.

Additionally, the residents envision Blenheim as a place where a burgeoning population takes worthy pride in rural aspects – the hillsides frame a setting of thriving pasture lands and field crops; and people have an opportunity to interface with their environs through activities ranging from a simple walk through the countryside, hunting or fishing, or enjoying locally grown food products and hand crafted goods purchased from resident proprietors.

The strategy for redevelopment of the hamlet area of North Blenheim must also be mindful of the regional context in which it exists. Communities throughout the Schoharie Creek valley share many commonalities with Blenheim – they were all severely impacted from Hurricane Irene, they seek to undertake projects that will aid in the recovery from the storm's effects, and they want to

do so in a manner that builds in genuine resilience to withstand future storm events while not only sustaining the local and regional economy but building prosperity for the residents and businesses. Therefore, the vision for Blenheim is one that builds upon the inherent natural beauty of the landscape, its characteristics and heritage as a rural community, and the mutual strengths of neighboring towns and villages.

The vision is inclusive of an economic outlook where the local and regional economies are once again robust; and employment and entrepreneurship opportunities are numerous and varied serving as a stabilizing influence to young families seeking a stable and enriching environment to raise their children. The economy of the town will be diverse in its make-up with agriculture, “agri-tourism”, locally produced goods, tourism, small-scale manufacturing, and professional services as the drivers of employment and household income. Acknowledged to be too small to stand as a single attraction, the Town through partnership with adjoining communities is part of larger coalition that has been formed to market the appeal of the region. This effort will yield not only increased visitation and patronage among businesses within the region but a new generation of residents that are attracted by the genuine qualities of the Town.

The built landscape will be restored with a steady growth in demand for housing. Restoration and growth will be accomplished in a manner that is well-scaled and in harmony with the characteristics of the natural environment and rural theme of the Town’s heritage. At the center of the built environment will be the North Blenheim hamlet area with burgeoning businesses and a new community center as just two elements of a fully integrated environment where residents and visitors can stroll along the sidewalk of Main Street as they access a connected and looping pathway that extends over the restored Blenheim Bridge to the park and the School House Museum just beyond. Themed events are held within the hamlet that exploits the attributes of the hamlet and the Bridge and make full use the capacity to display arts and crafts, offer goods for sale, or simply celebrate the heritage of the Town.

In summary, the occurrences of August 28, 2011 in the long run served as the basis for an awakening among the residents of Blenheim. The momentum of pursuing restoration has pushed the community beyond simple reconstruction. Rather, the vision for Blenheim is a community that has utilized the full potential of its unique attributes and is known as an attractive and fulfilling place to live and visit.

3. Goals and Priority Initiatives

In response to the storm damage that occurred in North Blenheim in late-August 2011 the residents of the Town of Blenheim have participated in several planning processes with the intent of achieving one overarching goal:

Use the storm-related impacts as an impetus to not only restore the community to what it was, but establish a better, more enduring living condition for the residents through an improved economy with increased entrepreneurial and employment opportunities and a revitalized and attractive hamlet area as the community's core; its foundation.

With this as the fundamental desire the residents established a series of complementary, subset goals that provide more detailed and focused guidance for the framework of the strategy that is outlined in this document. The development of the 2012 Long-Term Recovery Plan and the 2014 NY Rising Community Reconstruction Plan included extensive and deliberate efforts to engage the community and seek ideas and suggestions for more detailed goals that when achieved would serve to address the overarching goal. These incremental goals relate to improvement in the following areas:

- Infrastructure, hazard mitigation and emergency preparedness;
- Community Resources and Identity Recovery Projects; and
- Economic Development, Resiliency and Recovery Projects.

The 2012 Long-Term Recovery Plan went beyond simply listing the goals in these areas as specific initiatives under these categories were developed and prioritized. The highest priority initiatives included:

- Improvement of Town-wide cell phone coverage;
- Establishment of broad band telecommunications;
- A hydrology/engineering study of the Schoharie Creek;
- Reconstruction of the Blenheim Bridge;
- Restoration of the Blenheim School House Museum on Eastside Road;
- A plan for parks and recreation in Blenheim;
- Establishment of Community Cultural Center;
- Provision of a housing and resources coordinator for the Town;
- Development of a Farmers/Artisans Project; and
- Development of small business incubator.

The Plan concluded with an accounting of next steps and implementation measures, but given the scope and nature of the plan more specific strategies were required to advance the priority items as listed.

The NYRCR Reconstruction Plan was a dual effort with the Town of Fulton and was more project-focused in comparison to the 2012 Long-Term Recovery Plan. The plan considered critical issues relating to infrastructure, economic development, community planning and capacity building, natural and cultural resources, health and social services and housing. The following projects were identified for the Blenheim portion of the plan as a result of the plan development process:

- Undertake emergency management preparedness and planning;
- Provide community emergency alert and warning systems and support for vulnerable populations;
- Construct a Blenheim Municipal Complex;
- Replace undersized culverts;
- Undertake a hydrology and engineering study of the Schoharie Creek and its tributaries (also listed in the 2012 Long-Term Recovery Plan);
- Incorporate resiliency measures into the bridge schoolhouse museum;
- Incorporate resiliency measures into the new community center;
- Become a destination corridor between the Catskills and the Adirondacks;
- Undertake slope stabilization efforts; and
- Develop a local stream management and maintenance plan.

From the above list the construction of a Blenheim Municipal Complex was ranked as Blenheim's priority project for NYRCR program funds.

In consideration of the focus, the 2012 Long-Term Recovery Plan's broader scale, and the NYRCR plan focus on the municipal complex a conscious decision was made to put forth a strategy for redevelopment of the North Blenheim hamlet area involving a series of integrated projects that complement and support the other plans well making productive and efficient use of the LTRC funds. The strategy as described in this report includes the following initiatives of an overall master plan for revitalization of the North Blenheim hamlet area:

- A trail that extends through the hamlet area connecting the reconstructed bridge, the Schoolhouse Museum, the waterfront, Main Street (NYS Route 30), several new or revitalized park areas, public lands and a planned county-wide trail along the Schoharie Creek corridor;
- A new memorial park that provides a new strategic location for the Town's Honor Roll recognizing the those residents who served in the military;
- A reconfigured Blenheim Bridge Park at the entrance to the newly constructed Blenheim Bridge;
- A new multi-purpose community and cultural center in the center of the hamlet area;
- A full integration of the Schoolhouse Museum into the master plan for the hamlet area; and
- A new streetscape design for Main Street as it extends through the hamlet area.

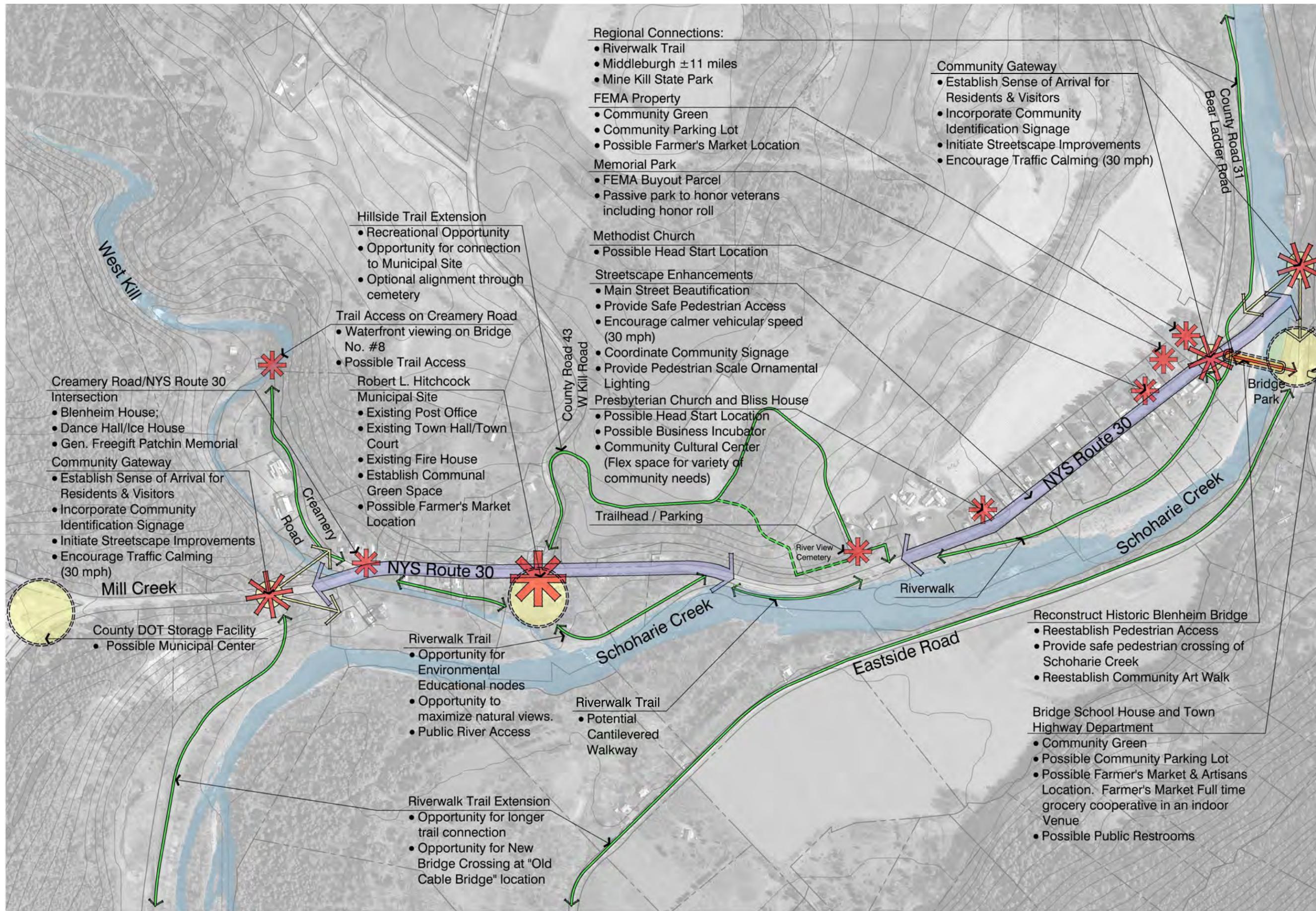


Figure 3
North Blenheim Hamlet Master Plan

4. Strategy Components

4.1 Introduction

“strat·e·gy – a plan of action or policy designed to achieve a major or overall aim.”

The initiatives that comprise the master plan for the North Blenheim hamlet area are strategic in that they are fully integrated into a comprehensive master plan (see Figure 3) and are designed to complement one another. Furthermore, from an implementation perspective each component project has been devised so that a phased approach can be taken in the execution of the overall plan, thereby facilitating plan implementation that it is at a pace and scale that are of manageable and is done in consideration of available resources to effectuate each phase. Lastly, the strategy seeks to maximize available state and federal funding sources to offset local costs and extend the effectiveness of local resources to complete future projects.

The master plan is divided into three phases with each phase to be executed according to a timeframe for completion. Phase 1 improvements are of the highest priority and are planned for completion in the near-term (1-3 years); Phase 2 improvements are planned for completion in the mid-term (4-6 years); and Phase 3 improvements are envisioned to occur over a longer term (7 years plus). The master plan elements by phase are as follows:

4.2 Phase One Improvement – Reconstruct the Blenheim Bridge

Project Background and Description:

- Constructed by the Blenheim Bridge Co. in 1855 under the design and supervision of Nicholas Powers at a cost of \$6,000
- Length at the ridge pole = 232 feet – the longest single span covered wooden bridge in the world
- In 1931 the first alternative bridge was built spanning the Schoharie Creek just to the north of the Blenheim Bridge
- The Bridge stood until August 28, 2011 when flood waters associated with Hurricane Irene dislodged the bridge from its piers and swept it downstream crashing into the current NYS Route 30 bridge spanning the Schoharie Creek
- FEMA authorized the preparation of a feasibility study to reconstruct the Bridge and preliminary plans were prepared
- Reconstruction is anticipated in the 2017
- The reconstructed bridge will be the focal point of the North Blenheim Hamlet Master Plan
- The reconstructed bridge and the adjoining planned amenities will be a southerly terminus for the planned Schoharie Creek multi-purpose trail network



Figure 4 and Figure 5- The Blenheim Bridge Prior to Its Loss in 2011



Figure 6 – The NYS Route 30 Steel Bridge Replacement Bridge is Shown Next to the Blenheim Bridge



Figure 7 and Figure 8 - The Blenheim Bridge Minutes before Its loss on August 28, 2011

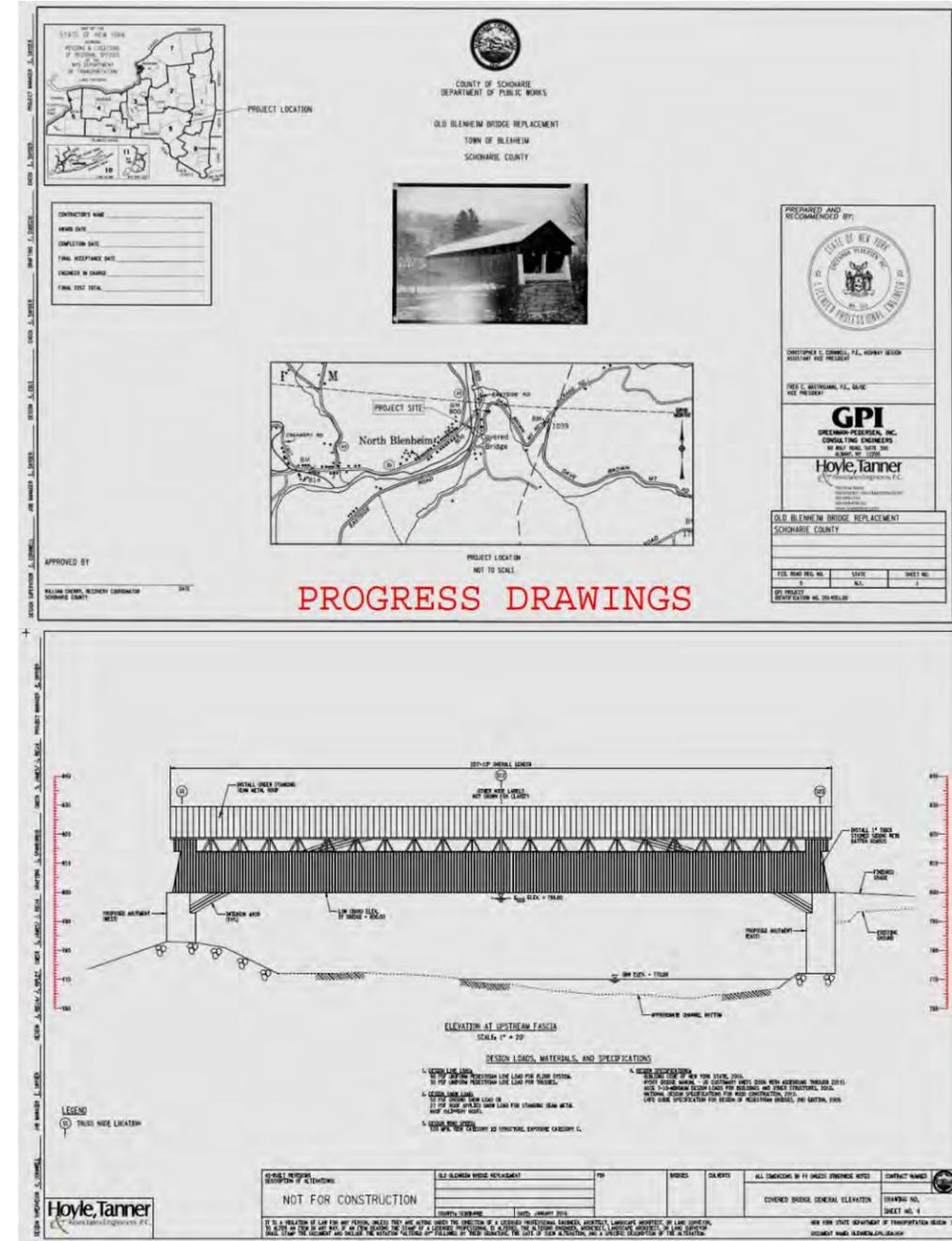


Figure 9 and Figure 10 – Excerpts from the Preliminary Plans for the Reconstruction of the Blenheim Bridge

4.3 Phase One Improvement – Reconstruct the Extension of the Blenheim Bridge to the Western Shore

Project Background and Description:

- In the spring of 1869 a severe freshet washed out the shore at the western approach and an extension was built – the first two extensions were wood and the third built in 1995 at a cost of \$2,200 was made of iron (see Figure 11)
- With the subsequent construction of the alternative NYS Route 30 bridge across to the Schoharie Creek the connection to the western shore was not replaced (see Figure 6).
- The master plan for the North Blenheim hamlet area is seeking to establish pedestrian connectivity throughout the hamlet area and the wider region. Therefore, the reconstruction of the connector from the reconstructed Blenheim Bridge to the western shore of the Schoharie Creek is a critical to the success of the overall plan.

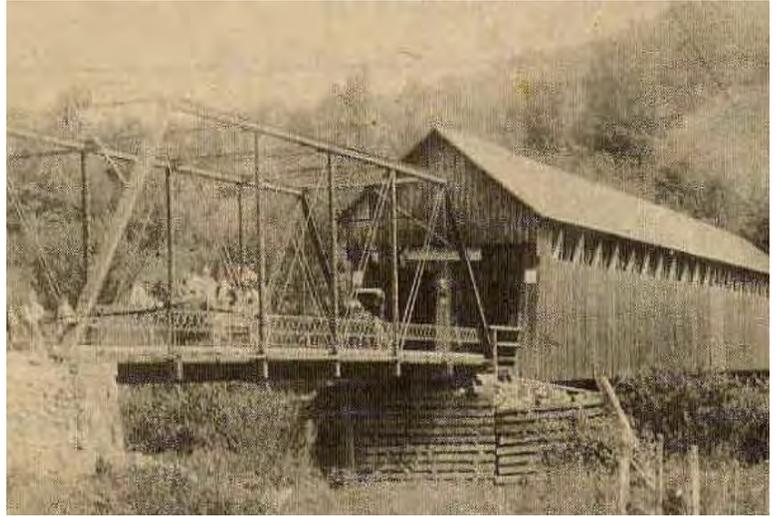


Figure 11 - The Blenheim Bridge Iron Extension

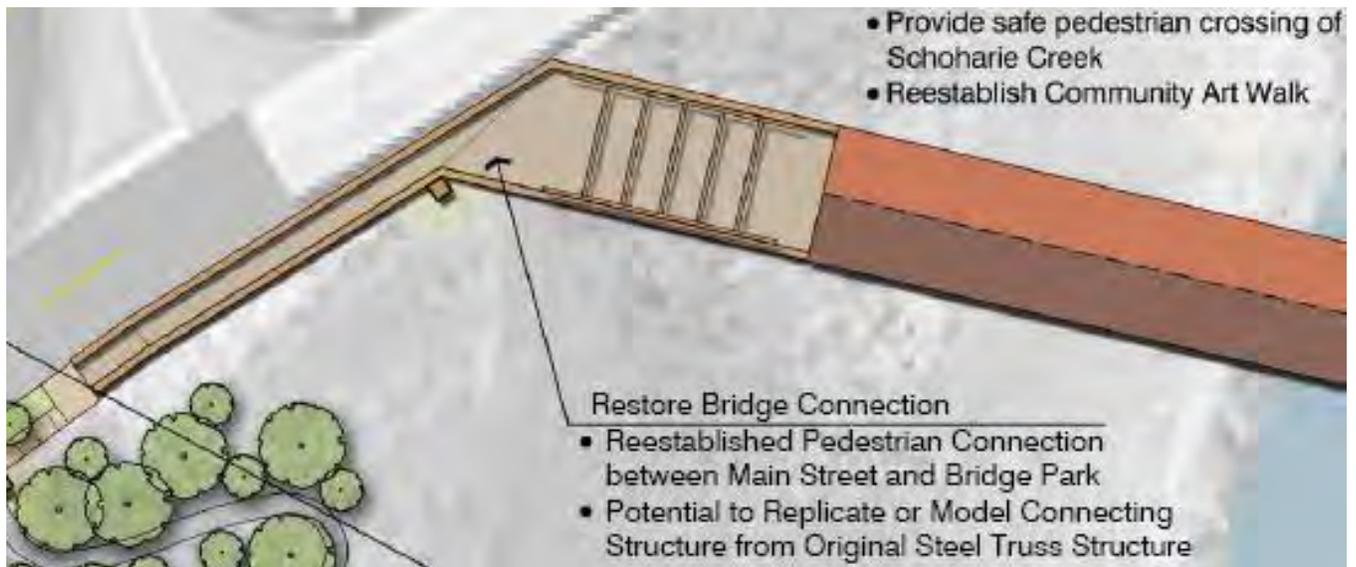


Figure 12 – The Blenheim Bridge Extension

4.4 Phase One Improvement – Develop a Community Cultural Center

Project Background and Description:

- The 2012 LTRC plan listed a community cultural center in the North Blenheim hamlet area as a priority need for the Town
- The rationale supporting the concept is to provide a central location for the fulfillment of multiple purposes for the residents of the Town
- These purposes include, but are not limited to performances, exhibit space, a café, a small business incubator, job training, health services, senior services, independent living activities for disabled persons
- The Town of Blenheim accepted the donation of former North Blenheim Presbyterian Church at building at 96 Main Street in 2014
- The building is generally in sound condition and is an example of Greek revival architecture within the hamlet's historic district
- The Town authorized preparation of a feasibility study to renovate the building for the planned adaptive reuse while building in resiliency to resist the effects of a future flood (see a copy of the study in Appendix A)
- The estimated cost to renovate the building as per the feasibility study is \$170,000
- Regarding site/exterior improvements to support the multi-use concept the Town authorized preparation of alternative concepts (see Figure 15 and Figure 16 – Next Page) that would complement and support the range of uses proposed
- The estimated cost for site improvements associated as per the preferred alternative is \$219,273 (see Appendix B) bringing the total estimated project cost to \$389,273.



Figure 13 – The Former North Blenheim Presbyterian Church at 96 Main Street



Figure 14 – The View from the Rear Yard of the Proposed Community and Cultural Center

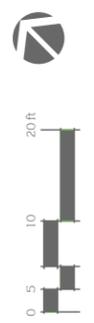
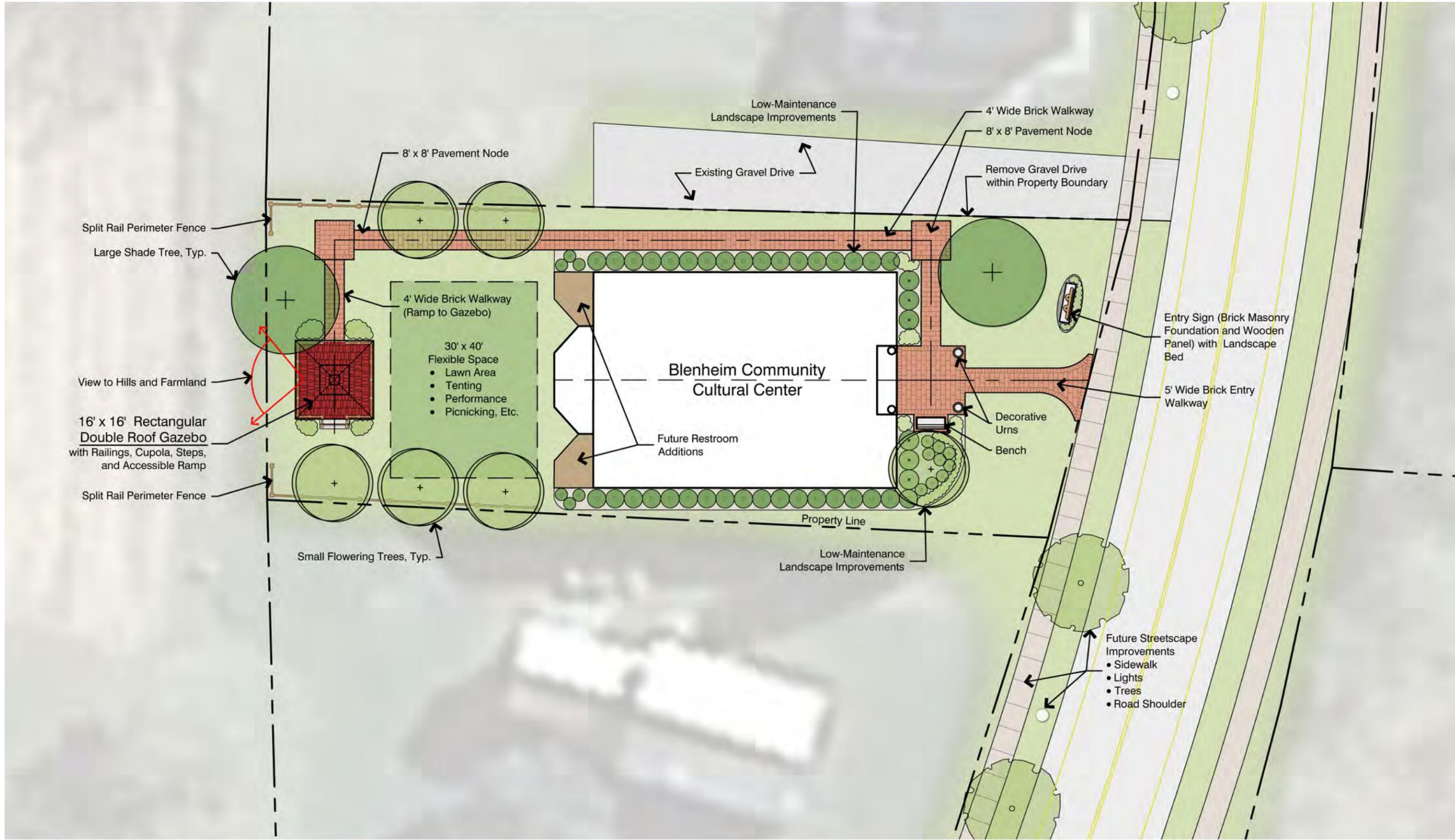


Figure 15
Concept Plan For Blenheim Community Cultural Center Option A

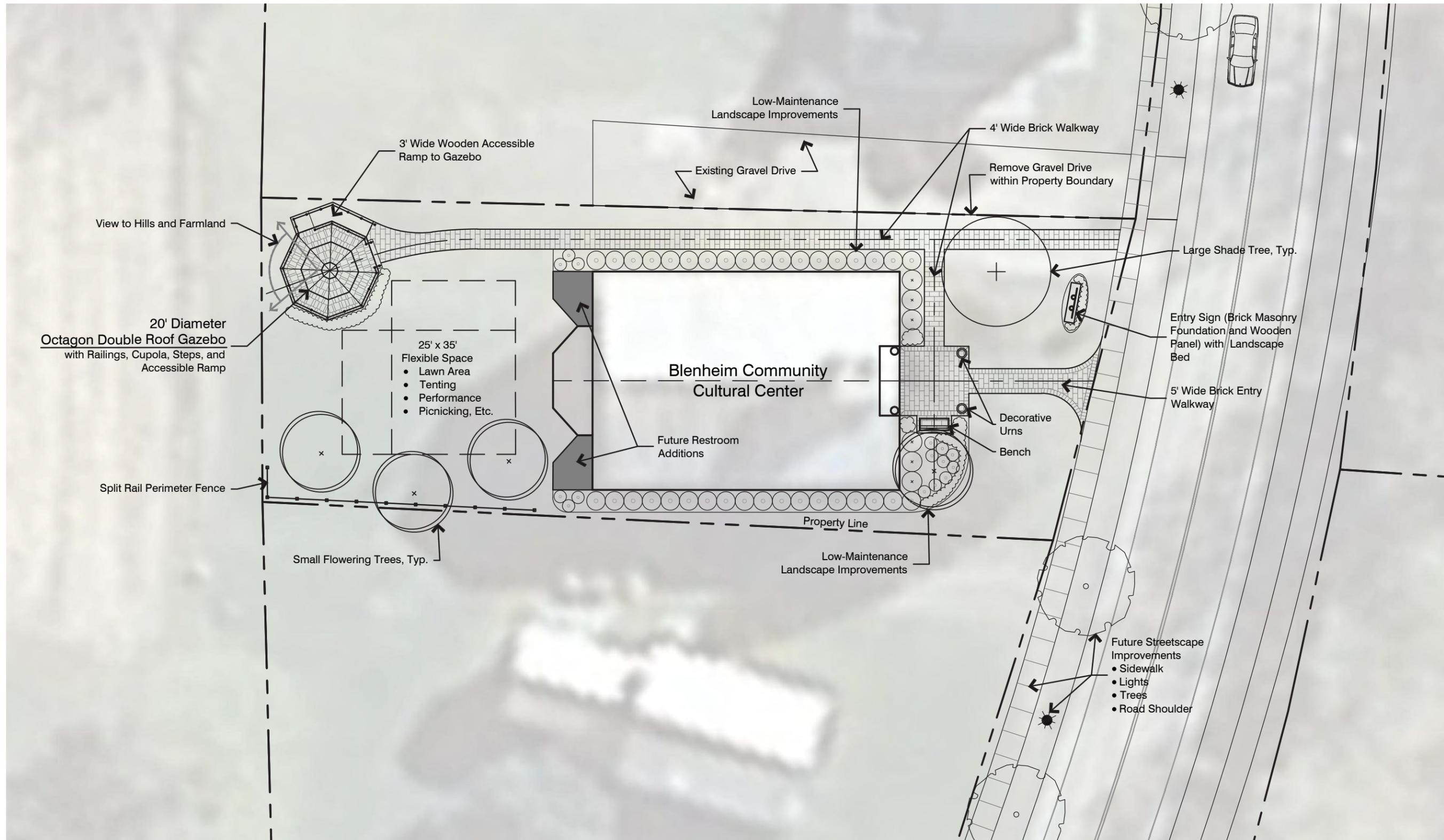


Figure 16
Concept Plan For Blenheim Community Cultural Center Option B

4.5 Phase One Improvement – Rehabilitate and Expand Bridge Park

Project Background and Description:

- The current park area along Eastside Road and at the southerly entrance to the Blenheim Bridge had served as an excellent location for viewing the bridge. Additionally, the park area is ideally positioned to complement the Bridge Schoolhouse Museum just across Eastside Road
- Improvements to the park area include relocation of the Town Highway Garage as part of a new municipal complex (the priority project of the 2014 NYRCRC Plan) and reclaiming the site for use as park open space, visitor parking, installation of public restrooms, and construction of a pavilion
- The project is also inclusive of improvements to the school house museum building through removal of a non-historic addition to the original building and interior upgrades to the interior exhibit space (see Figure 20 – Next Page)
- Other improvements include more parking along Eastside Road, establishment of a picnic area and a new interpretive kiosk that provides information regarding the heritage of the Blenheim Bridge, the notable features of its construction and reconstruction, and a timeline of the reconstruction process presented using a multi-media format



Figure 17 – Bridge Park on Eastside Road



Figure 18 – The Schoolhouse Museum across the Road from Bridge Park



Figure 19 – The Town Highway Garage across the Road from Bridge Park

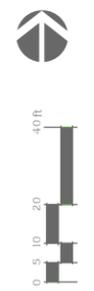
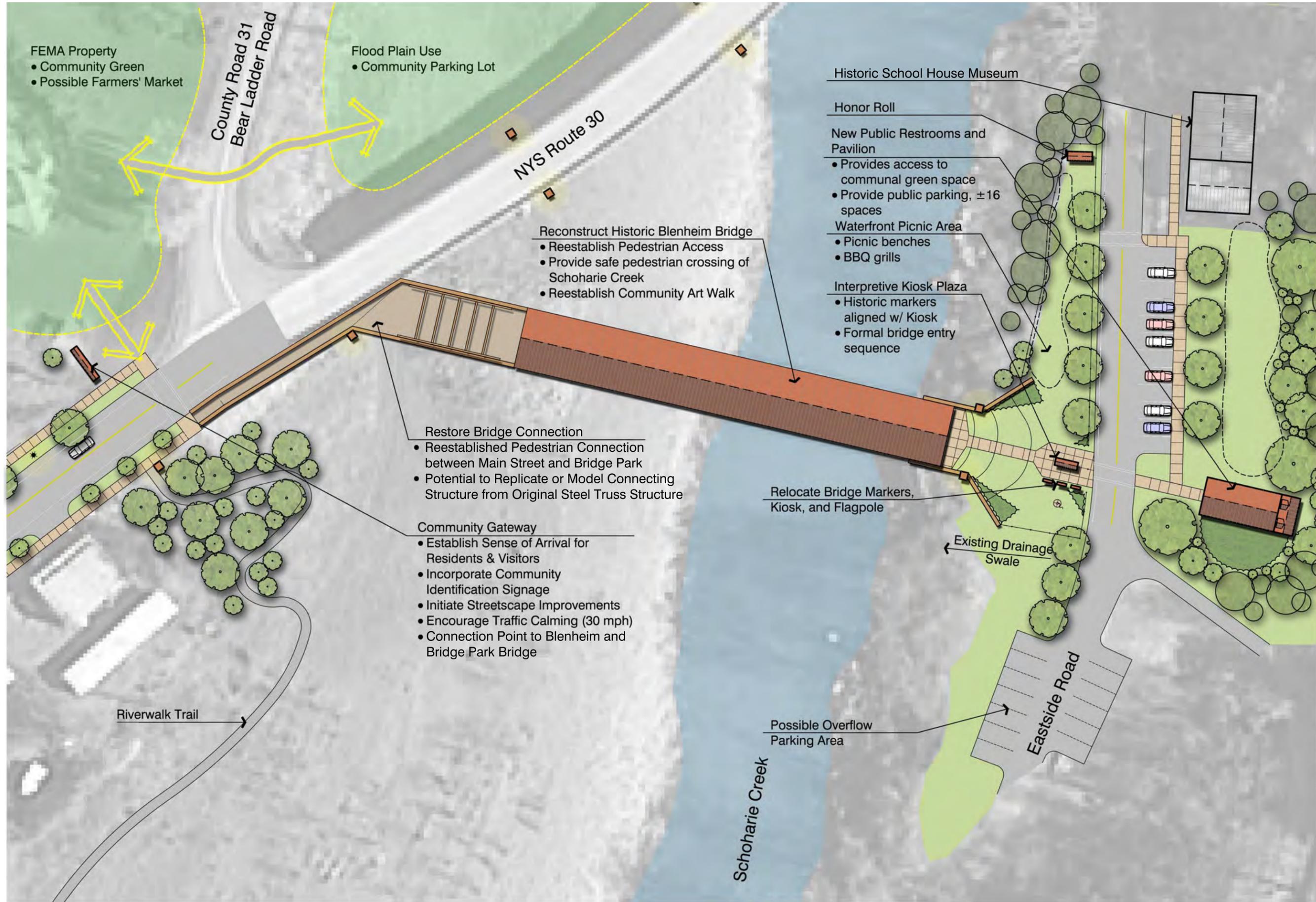


Figure 20
Bridge Park Engagement Plan

4.6 Phase Two Improvement – Establish Memorial Park

Project Background and Description:

- The Blenheim Honor Roll which memorializes the service of Town veterans is currently located in the Bridge Park on Eastside Road
- When complete the Honor Roll will be shown on a new memorial and in a new dedicated park setting that is dedicated to the memory of the those who served
- The proposed site is at the eastern gateway of the hamlet area on Main Street and represents adaptive reuse of former flood damaged property that is now under the ownership of the Town as a result of FEMA buyout
- The images on the next page (Figure 24, Figure 25 and Figure 26) depict alternative designs and design elements that the park could feature including, but not limited to off-street access, planted gardens with benches, perimeter fencing, granite memorialization of the honor roll, a pavilion as a host site for related events, interpretive signage, and parking
- The primary purpose is to create a dedicated space that respectively recognizes and honors the service of the Town’s veterans in a dignified and appropriate manner



Figure 21 – The current Veteran’s Honor Roll as it appears in Bridge Park

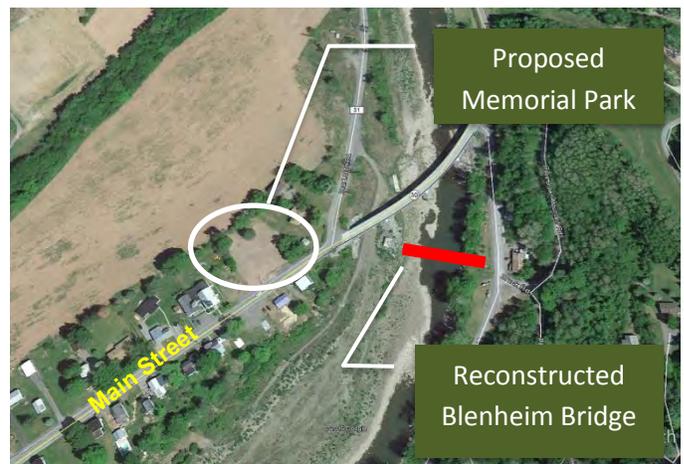


Figure 22 and Figure 23 – The Memorial Park will be positioned at the easterly gateway of the North Blenheim hamlet area

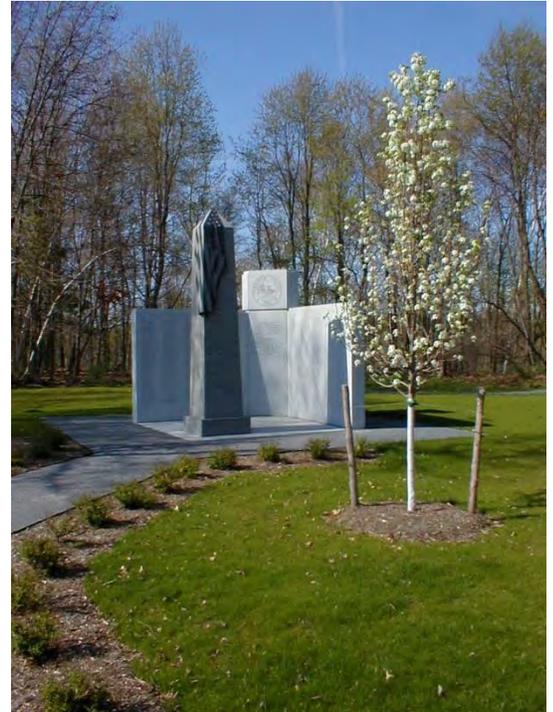


Figure 24; Figure 25; Figure 26 – Alternative Designs and Projects Elements for the new Blenheim Memorial Park



4.7 Phase Three Improvement – Main Street Streetscape Improvements

Project Background and Description:

- In-keeping with Town of Blenheim Healthy Initiative and Complete Streets Policy Guidelines, the project will incorporate accessible walkways; high visibility crosswalks; shared-use bicycle markings (“sharrows”); “green” utility strip with lawn and street tree plantings; and sustainable features such as LED lighting and sustainable storm water management practices
- The streetscape improvements will establish community gateways to provide a welcoming sense of arrival. Includes incorporating community identity signage, encouraging traffic calming and initiates incorporation of streetscape improvements.
- Provides uniform travel lane and shoulder widths.
- Replaces utility pole highway lighting with decorative street lights and incorporates pedestrian scale ornamental light poles and fixtures with opportunities for celebratory and seasonal flags, banners and flower baskets
- Improves access management for residential and commercial properties
- Improved signage and streetscape amenities and encourages traffic calming
- The streetscape improvements are depicted in Figure 30 – Next Page



Figure 27 – Main Street looking east



Figure 28 – Main Street looking west



Figure 29 –Westerly Gateway to North Blenheim

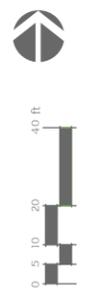
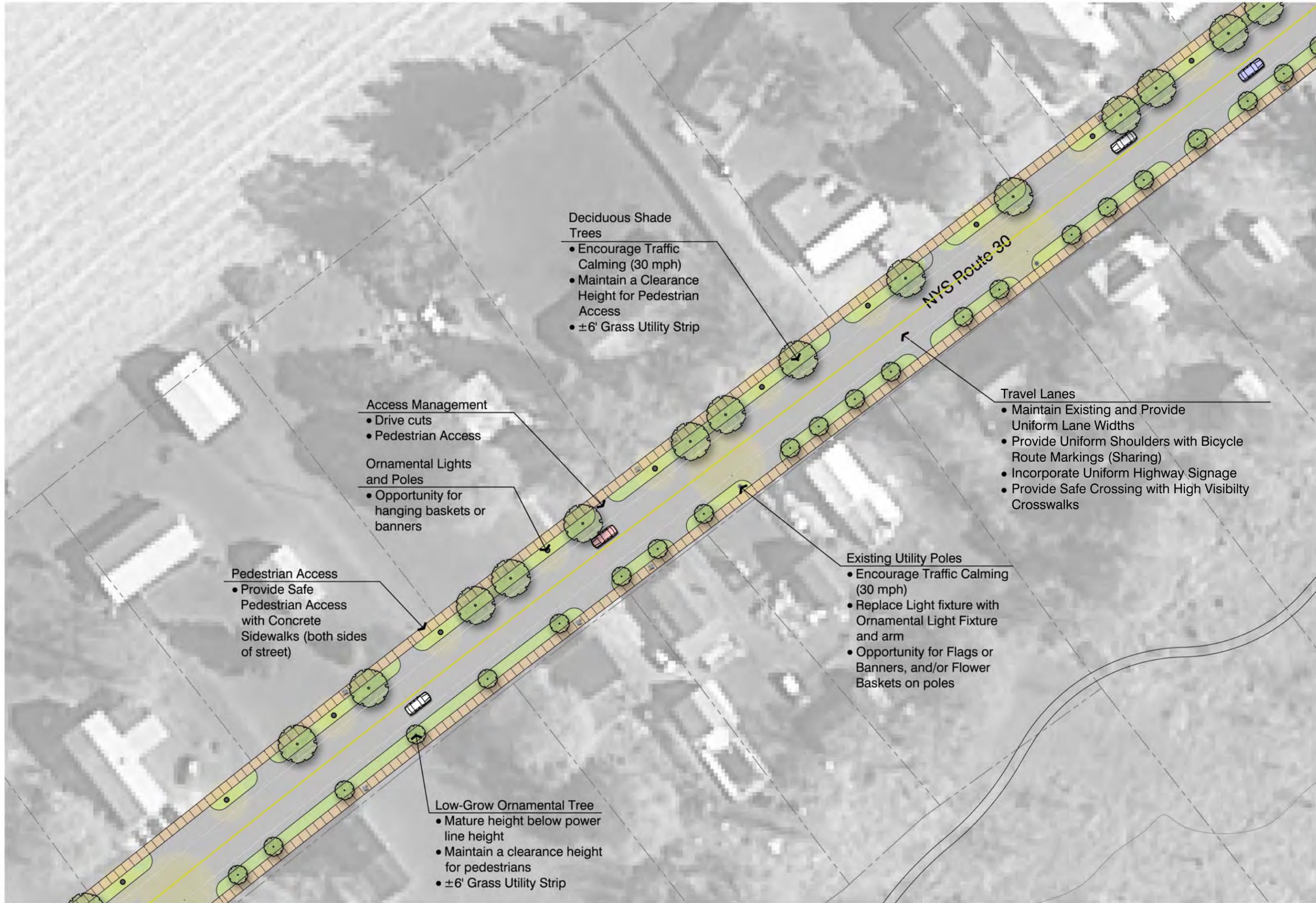


Figure 30
Main Street Streetscape Improvements Plan

4.8 Phase Three Improvement – Establish a Trail System through the North Blenheim Hamlet

Project Background and Description:

- The project involves establishment of an integrated network of trails through the hamlet area (see Figure 3)
- The purpose of the trail network would be to establish connectivity between destination points throughout the hamlet area including the reconstructed Blenheim Bridge and bridge extension; Bride Park; the new Memorial Park on Main Street; the new community cultural center on Main Street; the West Kill as well as connectivity between the residences and businesses along Main Street
- The trail system would incorporate sections of dedicated sidewalks as part of the of the new Main Street streetscape; off-street trails through the hillside north of Main Street, up through West Kill Road and Creamery Road
- The trail system will incorporate connectivity to the county-wide NYS Route 30 corridor trail to the north of the hamlet which is currently under consideration
- Gateway areas are envisioned at both the eastern and western ends of the hamlet area



Figure 31 – Bridge #8 on Creamery Road over the West Kill



Figure 32 – West Kill Road north of Main Street

4.9 Phase Three Improvement – Establish a “Riverwalk” Trail

Project Background and Description:

- The project involves establishment of a water front trail along sections of the northern shoreline of the Schoharie Creek where the right-of-way for Main Street narrows and is constricted by steep slopes on the northerly side and the creek on the southerly side
- The water front trail sections will facilitate dramatic views of the Schoharie Creek and direct visitor contact with the waterfront
- Safety of pedestrians will be accommodated through a dedicated and safe pathway separated from the vehicular lanes of Main Street



Figure 33 – The south side of Main Street as it passes by the Schoharie Creek



Figure 34 - Looking northward as the Schoharie Creek runs parallel to Main Street

5. Strategy Implementation

The implementation of the projects as detailed above is intended to occur in a systematic manner that emphasizes:

- Administration of a manageable pace to the completion of projects that is well-suited to the capacity of local resources;
- Undertaking projects in a logical sequence that establishes “foundational” projects first (i.e. reconstruction of the Blenheim Bridge) and establishes a nodal core of physically linked projects that draw residents and visitors into the hamlet area; and
- Maximization of funding from resource programs that will leverage the greatest impact from matching local resources (i.e. in-kind services, volunteer efforts, donated materials).

Under these principles of implementation the following implementation program is suggested:

Implementation

The Town of Blenheim Long-Term Community Planning Strategy SEQUENCE & IMPLEMENTATION	
Action/Project:	Next Step:
Reconstruct the Blenheim Bridge	<ul style="list-style-type: none"> Secure confirmation of funding Finalize construction schedule Develop a bridge maintenance plan which is inclusive of establishing a lead entity and annual budget for maintenance needs
Reconstruct the Extension of the Blenheim	<ul style="list-style-type: none"> Review funding sources – public and private that are relevant to the need for reestablishing connection of the reconstructed bridge to the westerly shore of the Schoharie Creek Develop a request for proposals for design services from qualified engineers/architects to develop a design and an associated cost estimate for a structure that reconnects the bridge to the shoreline
Develop a Community Cultural Center	<ul style="list-style-type: none"> Discuss and finalize a set of programs and activities that are to occur from the community cultural center The program should be developed with attention to the eligibility standards of potential funding sources (i.e. the NYS Community Development Block Grant [CDBG] Program)
Rehabilitate and Expand Bridge Park	<ul style="list-style-type: none"> Finalize the program of park elements that are to be included in the newly designed park area Coordinate park rehabilitation and expansion efforts with the development of the Town’s new municipal complex that will seek to relocate the Town Highway Garage and facilitate the adaptive reuse of the site as part of the park Consider development of a local waterfront development program through NYS DEC as a means to fund park improvements and other strategic initiatives
Establish Memorial Park	<ul style="list-style-type: none"> Reach out to local and regional veteran’s groups for inclusion in a program development process for the new park Develop an application for funding the design and construction of the new park through the NYS Office Parks Recreation and Historic Preservation as part of the annual Consolidated Funding Application process as administered by NYS
Perform Improvements to the Main Street Streetscape	<ul style="list-style-type: none"> Work with the NYSDOT Region 9 – Southern Tier Municipal Planning Organization (MPO) for listing of a Main Street (NYS Route 30) reconstruction project with streetscape improvements on the region’s transportation improvement program (TIP)
Establish a Trail System through the North Blenheim Hamlet	<ul style="list-style-type: none"> Reach out to the Schoharie County Planning Department to learn the up-to-date status of the County’s Plan for a county-wide Route 30 multi-modal trail Consider listing the North Blenheim Trail system as an adjunct trail to the main county trail – as an adjunct trail the North Blenheim trail could be added to funding list as the county trail system is expanded
Establish a “Riverwalk” Trail	<ul style="list-style-type: none"> Reach out to NYSDOT Region 9 and inquire as to the process for long-term planning and funding of the Riverwalk Trail

APPENDIX A



July 29, 2014

Ms. Christina Snyder
Blenheim Long-Term Community Recovery Committee
Town of Blenheim
1841 State Route 30
North Blenheim, NY 12131

**Re: Structural Engineering Assessment and Analysis Report
Blenheim Presbyterian Church
Ryan-Biggs Project 10737**

Dear Ms. Snyder:

At your request, we met with you, Don Airey, and **Renee Airy on February** 17, 2014 to observe the condition of the North Blenheim Presbyterian Church located at 1881 State Route 30 in North Blenheim, New York. Jack Healy, P.E., made a second visit on May 6, 2014. The purpose of the visits were to perform observations to prepare a structural condition survey of the building under the Technical Assistant Grant (TAG) guidelines of the Preservation League of New York State. It is our understanding that the findings and recommendations identified in this report will be incorporated in planning for the repair and restoration of the church structure.

Funding for this structural engineering analysis was provided by the TAG Program. The TAG Program is made possible by the New York State Council on the Arts with the support of Governor Andrew Cuomo and the New York State Legislature.

The opinions and comments stated in this report are based on limited visual observations of the exposed church structure only. The floor framing was observed from the cellar and the roof framing was observed from the attic space. The wall framing could not be observed because it was concealed behind finishes and the tower was not accessible. No existing building drawings were available and no physical testing was performed.

Description and Background

The North Blenheim Presbyterian Church, originally the "Reformed Protestant Dutch Church of North Blenheim," was built in 1853 in the Greek revival style. Occupiable space in the church building includes a main floor sanctuary and a small second floor mezzanine over the entrance. It has a wood-framed superstructure, a rubble stone foundation, a gable truss roof with metal roofing supported by spaced wood planking, and a wood-framed tower above the front (south) entrance. Photographs 1 and 2 show the exterior of the church. Photograph 3 is an interior view of the church. The Town of Blenheim has

recently gained possession of the church, and intends to restore the structure as part of the Blenheim Long-Term Community Recovery Plan. There are plans of adapting the church structure into a Community Cultural Center for the town.



Photograph 1



Photograph 2



Photograph 3

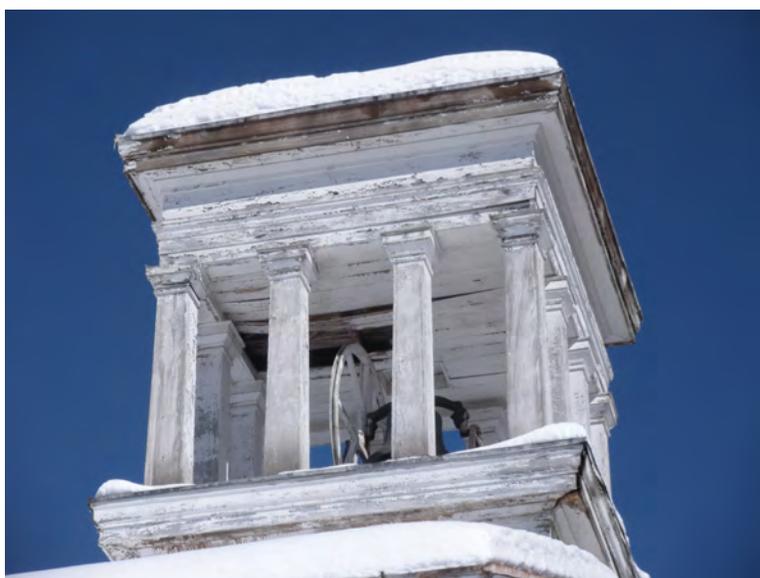
Observations and Comments

1. In general, most of the wood siding appears to be in fair condition. The exterior paint is peeling and flaking throughout.
2. There are several isolated locations at the trim details that appear deteriorated (Photograph 4).



Photograph 4 Deterioration and Peeling Paint at Exterior Wood Trim

3. The wood framing at the tower is deteriorated and missing in some locations (Photograph 5). The tower was viewed primarily from the exterior because the interior was inaccessible due to the deteriorated framing.



Photograph 5 Tower Deterioration

4. The roof appears to be in good condition when viewed from the exterior. There are no obvious signs of bowing along the ridge line.
5. There is a significant amount of corrosion on the metal standing seam roof.
6. The floor line appears to have settled at the southwest corner of the building, as seen from the exterior (Photograph 6). The superimposed, horizontal red line illustrates the differential movement. There is localized deterioration of the stone foundation mortar joints (Photograph 7).

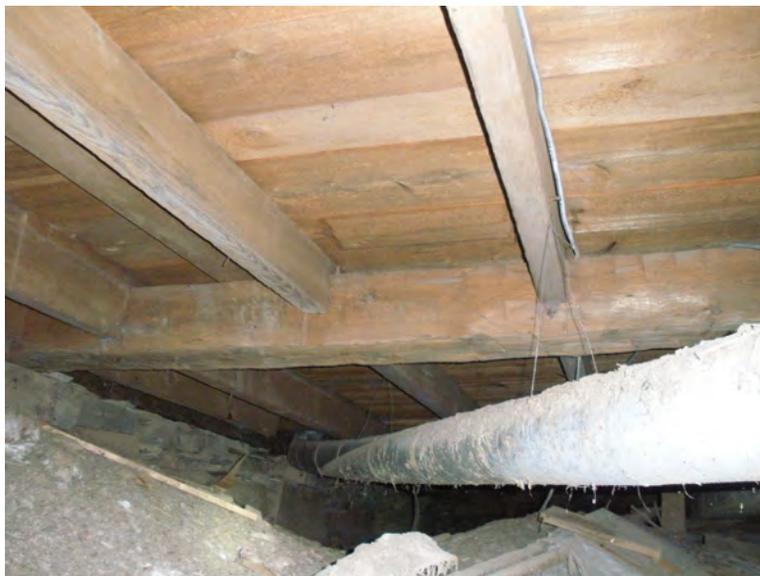


Photograph 6



Photograph 7

7. The floor framing was viewed from the crawlspace, which was accessed by a cellar door. The joists, beams, and decking generally appear to be in good condition (Photograph 8). The joists are connected to the beams using a mortise and tenon connection. There is localized deterioration of the wood beams at some bearing locations.



Photograph 8 Floor Framing

8. The existing interior footings consist of stacked stones, stacked concrete blocks or wooden posts (Photographs 9 and 10). The exterior foundation walls are constructed with stone. The depth of the footings is not known. The existing grade in the crawlspace has alligator cracking, indicating it once had a lot of moisture and recently has dried out. This is possibly from recent flooding.



Photograph 9



Photograph 10

9. The roof framing was viewed from the attic and appears to be in fair condition. The ceiling joists are joined to beams and truss bottom chords with a mortise and tenon connection. **The ceiling joists along the front wall have separated from the beam showing the connection; the joists were notched considerably such that approximately only half of the cross section remains** (Photograph 11). The roof trusses appear to be in good condition (Photograph 12).



Photograph 11 Mortise and Tenon Joist Connection to Beam



Photograph 12 Roof Trusses

10. Interior wall, ceiling, and floor finishes are in poor condition (Photograph 13). Numerous horizontal and diagonal cracks are present in the wall parging at the mezzanine level (Photograph 14).



Photograph 13



Photograph 14

Structural Analysis

Limited structural analysis of the floor and roof framing was performed to determine if reinforcing is required. The structural analysis was performed in accordance with the *Existing Building Code of New York State* (EBCNYS) and the *Building Code of New York State* (BCNYS). Code-required live, snow, wind, and earthquake loads were applied in accordance with reference standard ASCE 7-05: American Society of Civil Engineers - *Minimum Design Loads for Buildings and Other Structures*. Framing dimensions and layout are based on field measurements since no existing building drawings were provided.

As required by the code, the floor live load is increased due to the change in occupancy from a church with a fixed seating to a community space with an open floor plan. The structural analysis indicates the floor joists and beams would be overstressed when subjected to the current code-required loading. In addition, the existing footings were reviewed assuming an allowable bearing pressure of 2500 psf and are inadequate to support the applied load.

Structural analysis was performed for the roof trusses. The analysis indicates the rafters, purlins and top chord would be overstressed when subjected to the current code-required loading. This is not uncommon considering the age of the building.

Conclusions

A number of deficient conditions have been identified. These conditions are summarized as follows:

1. The exterior wood siding and trim are deteriorated due to weathering.
2. The tower has deteriorated and framing has broken off due to weathering.
3. The standing seam roof is corroded from weathering.
4. Based upon the pattern of cracking the interior finishes and exterior observations, the first-floor framing has settled in the southwest corner possibly due to the flooding that weakened the foundation. It is not known whether settlement will continue or if it has stabilized.
5. Mortar deterioration at the stone foundation is due to weathering.
6. Floor framing and footings are inadequate to support the current code-required loading.
7. The roof framing is inadequate to support the current code-required loading.
8. Interior finishes are significantly deteriorated.
9. There is differential horizontal movement at the choir loft ceiling at the front wall. The cause for the movement needs to be investigated further. The ceiling joists in this area require additional support.

Recommendations

The following repairs are recommended:

1. Perform a geotechnical analysis. Evaluate the foundations to determine if the structure is susceptible to future settlement. As part of the investigation, perform a test pit to identify the depth of the exterior walls and identify issues with frost protection, if any.

2. Repair exterior wood trim and repaint.
3. Repair exterior wood trim and repaint.
4. Clean and repaint exterior columns and tower.
5. Perform tower repairs. Replace deteriorated wood framing and reinforce if necessary.
6. Replace the existing roofing or remove corrosion and coat with protective coating.
7. Monitor the southwest corner for additional settlement. If additional settlement occurs, notify engineer for further review.
8. Perform repointing at deteriorated stone foundation mortar joints. The test pit from the geotechnical analysis will allow an evaluation of the mortar joints below grade.
9. Remove existing footings and install six new footings in basement crawlspace.
10. Reinforce floor framing. This would include installing new member sistered with existing floor joists and beams, and installing joist hangers.
11. Install additional roof purlins to provide additional support to the rafters and reduce the load on the existing purlins. Reinforce the top chords of the roof trusses. Reinforce ceiling joist to bottom chord connections.
12. Investigate the horizontal displacement of the front wall and ceiling joists. If possible, pull separation back together and provide mechanical connection between the ceiling joists and front wall.

Opinion of Probable Construction Costs

Our opinion of probable construction costs is made on the basis of Ryan-Biggs' experience and best judgment as a design professional. The costs are based upon 2014 prices and do not include hazardous abatement (if required), design, or construction administration costs. Ryan-Biggs has no control over the cost of labor, materials, or equipment, or over the competitive bidding or market conditions, and therefore Ryan-Biggs cannot guarantee that proposal, bids, or the construction cost will not vary from our opinion of probable cost. If you wish greater assurance as to the construction cost, an independent Contractor estimate should be obtained for the work described.

The total estimated cost to perform the recommended repairs is **\$170,000**. This assumes 15% for contingency and 15% for design and construction administration services. The cost does not include hazardous material abatement, if required. An itemized cost estimate is provided in Appendix A.

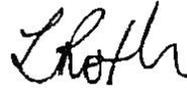
Please contact us with questions or comments.

Sincerely,

RYAN-BIGGS ASSOCIATES, P.C.

Handwritten signature of Jack C. Healy in black ink.

Jack C. Healy, P.E.
Principal

Handwritten signature of Lindsay M. Roth in black ink.

Lindsay M. Roth
Design Engineer

LMR/lmr/10737.Report

APPENDIX B

APPENDIX A						
PROJECT: Blenheim Presbyterian Church						
DATE: 7-29-14						
BY: LMR/JCH						
Work item	Comments	Unit Cost Reference (means, RBA)	Quantity	Unit	Unit Cost	Totals
ACCESS						
Mobilization			1.00	EA	\$2,500.00	\$2,500
Lift	60 foot	RB Data base	3.00	Month	\$6,500.00	\$19,500
						\$0
						\$22,000
COMPONENT WORK ITEMS						
Reinforce floor beams	Assume 1 carpenter + 1 laborer for 2 days	RB Data base	16.00	MHr	\$110.00	\$1,760
floor beam materials		assume lvl	108.00	LF	\$20.00	\$2,160
6 footings	Assume 1 carpenter + 1 laborer for 2 wk	RB Data base	80.00	MHr	\$110.00	\$8,800
footing materials		concrete, forms, reinforcing	6.00	EA	\$500.00	\$3,000
Reinforce altar floor framing	Assume 1 carpenter + 1 laborer for 1 day	RB Data base	8.00	MHr	\$110.00	\$880
altar floor framing materials		wood joists	200.00	SF	\$5.00	\$1,000
Reinforce floor joists	Assume 1 carpenter + 1 laborer for 4 days	RB Data base	32.00	MHr	\$110.00	\$3,520
floor joist materials		wood joists	1900.00	SF	\$5.00	\$9,500
Add joist 1st floor hangers	144 locations - assume 1 laborer 1 1/2 days	RB Data base	12.00	MHr	\$50.00	\$600
Excavate and back fill Fdn walls	Open excavation, backfill with on-site material	RB Data base	39.78	CY	\$20.00	\$796
Repoint stone foundation	Assume Foundation wall exterior	RB Data base	836.00	SF	\$25.00	\$20,900
Reinforce Trusses and bottom chord ceiling joist reinforcing	2 purlins per bay x 4 bays and add framing clip to each ceiling joist	RB Data base	80.00	MHr	\$110.00	\$8,800
Roof/ceiling materials		framing connectors, beams	1.00	EA	\$1,500.00	\$1,500
Front wall horizontal displacement	Investigation, sequenced realignment		1.00	LS	\$10,000.00	\$10,000
Tower repairs	Repair, Replace deteriorated wood framing	RB Data base	16.00	MHr	\$110.00	\$1,760
Tower materials		misc wood trim/epoxy repair	1.00	EA	\$500.00	\$500
Wood trim repairs		Means Building Cost 06 22 13.4	100.00	LF	\$7.25	\$725
Paint walls	assume 2 coats	Means Building Cost 09 91 13.6	5042.00	SF	\$1.76	\$8,874
Paint Columns and Tower	High level of difficulty	premium for difficult access	1.00	EA	\$2,500.00	\$2,500
Scrape and coat existing roof		Means 05 01 10.51 and 09 97 13.12	2475.00	SF	\$3.42	\$8,465
Geotechnical Analysis		RB Data base	1.00	LS	\$4,000.00	\$4,000
						\$100,039
FRONT END						
Performance bond		01 31 13.90 0100	122038.98		2.50%	\$3,051
Insurance		01 31 13.30 cumulative total	125089.95		3.00%	\$3,753
Permit		01 41 26.50 0100	128842.65		2.00%	\$2,577
Contingency/Design Fees	15% Design Fees, 15% Contingency		131419.50	LS	30.00%	\$39,426
Grand Total						\$170,800
		ROUNDING				\$170,000

Opinion of Probable Construction Costs
Concept Plan for the
Blenheim Community Cultural Center
Blenheim Long-Term Recovery Strategy

Option A

Date: 3/23/2016
 Prepared by: MAP
 Reviewed by: DMM

Description	Division Subtotal
General Requirements	\$10,000.00
Existing Conditions	\$7,500.00
Structures	\$35,500.00
Furnishings	\$13,500.00
Electrical	\$5,000.00
Earthwork	\$19,286.25
Exterior Improvements	\$30,081.00
Utilities	\$15,000.00

Option A Cost Summary		
	<u>Amount</u>	<u>Total</u>
Subtotal		\$135,867.25
Construction Contingency (10%)	\$13,586.73	\$149,453.98
Escalation (5%)	\$7,472.70	\$156,926.67
General Conditions (5%)	\$7,846.33	\$164,773.01
Soft Costs	\$54,500.00	\$219,273.01
Total Construction Cost, Including General Requirements, Overhead, and Profit		\$219,273.01

*Cost Estimate Does Not Include Future Streetscape Improvements (Sidewalk, Lighting, Street Trees, Signage, and Any Associated Selective Demolition Items)

Concept Plan for the
Blenheim Community Cultural Center
 Blenheim Long-Term Recovery Strategy

Option A

Date: 3/23/2016
 Prepared by: MAP
 Reviewed by: DMM

Blenheim Community Cultural Center

Option A

Description	Qty.	Unit	Material		Labor & Equip.		Total	Division Subtotal
			Cost/Unit	Mat'l Cost	Cost/Unit	Install Cost		
Soft Costs								
Survey Mapping (Topography, Boundaries, Site Features)	1	LS	\$0.00	\$0.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
Archeology Investigation - 1A & 1B	1	LS	\$0.00	\$0.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
Geotechnical Investigation	1	LS	\$0.00	\$0.00	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00
Design and Engineering Services (Detailed Site Design, Electrical Design, Structural Design, Construction Documentation, and Bidding Services)	1	LS	\$0.00	\$0.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00
Permitting and Approvals	1	LS	\$0.00	\$0.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00
Construction Inspections	1	LS	\$0.00	\$0.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
Entry Signage Design	1	LS	\$0.00	\$0.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00
Legal Costs	1	LS	\$0.00	\$0.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
								\$54,500.00
General Requirements								
Mobilization / Demobilization	1	LS	\$0.00	\$0.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
Survey and Stake Out	1	LS	\$0.00	\$0.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00
Maintenance and Protection of Traffic	1	LS	\$500.00	\$500.00	\$2,000.00	\$2,000.00	\$2,500.00	\$2,500.00
								\$10,000.00
Existing Conditions								
Selective Demolition: Pavements (Pavement, Gravel, Stone Flagging)	1	LS	\$0.00	\$0.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00
Selective Demolition: Misc. Site and Building Utilities	1	LS	\$0.00	\$0.00	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00
Selective Demolition: Misc. Site Item Allowance (Signage, Benches, Misc. Features, Etc.)	1	LS	\$0.00	\$0.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00
								\$7,500.00
Structures								
16' x 16' Rectangular Double Roof Gazebo (Prefabricated Structure, Including Deck, Railing, Steps, Cupola, S.S. Hardware)	1	EA	\$20,000.00	\$20,000.00	\$10,000.00	\$10,000.00	\$30,000.00	\$30,000.00
Gazebo Foundation (Corner Reinforced Conc. Footings, 4' Structural Aggregate Subbase)	1	LS	\$3,000.00	\$3,000.00	\$2,500.00	\$2,500.00	\$5,500.00	\$5,500.00
								\$35,500.00

Blenheim Community Cultural Center

Option A

Description	Qty.	Unit	Material		Labor & Equip.		Total		Division Subtotal
			Cost/Unit	Mat'l Cost	Cost/Unit	Install Cost	Cost/Unit		
Furnishings									
Site Furnishings: Bench (Single)	1	EA	\$2,425.00	\$2,425.00	\$75.00	\$75.00	\$2,500.00	\$2,500.00	
Site Furnishings: Ornamental Urn	2	EA	\$450.00	\$900.00	\$50.00	\$100.00	\$500.00	\$1,000.00	
Site Furnishings: Entry Sign (Including Foundation, Masonry, Panel Installation)	1	EA	\$6,500.00	\$6,500.00	\$3,500.00	\$3,500.00	\$10,000.00	\$10,000.00	\$13,500.00
Electrical									
Exterior Power: Entry Sign and Gazebo Allowance (Lighting, Outlets, Handholes, Pullboxes, Conduit, Etc.)	1	LS	\$1,500.00	\$1,500.00	\$3,500.00	\$3,500.00	\$5,000.00	\$5,000.00	\$5,000.00
Earthwork									
Site Clearing: Strip & Stockpile Topsoil	1	LS	\$0.00	\$0.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	
Site Clearing: Erosion Control (Including Silt Fence, Mulching, Etc.)	0.25	AC	\$4,570.00	\$1,142.50	\$4,575.00	\$1,143.75	\$9,145.00	\$2,286.25	
Site Clearing: Misc. Allowance	1	LS	\$0.00	\$0.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	
Earth Moving: Lump Sum (Site)	1	LS	\$5,000.00	\$5,000.00	\$10,000.00	\$10,000.00	\$15,000.00	\$15,000.00	\$19,286.25
Exterior Improvements									
Brick Unit Paving (Including Sand Setting Bed)	1100	SF	\$8.00	\$8,800.00	\$4.30	\$4,730.00	\$12.30	\$13,530.00	
Brick Unit Paving: Subbase Course (6")	20.5	CY	\$25.00	\$512.50	\$8.00	\$164.00	\$33.00	\$676.50	
Brick Unit Paving: Metal Edging Restraint	475	LF	\$2.50	\$1,187.50	\$2.50	\$1,187.50	\$5.00	\$2,375.00	
Topsoil Placement, Grading: Stockpile (Lawn: 4")	66	CY	\$7.50	\$495.00	\$5.00	\$330.00	\$12.50	\$825.00	
Topsoil Placement, Grading: Imported Plant Mix (18")	54	CY	\$33.00	\$1,782.00	\$5.00	\$270.00	\$38.00	\$2,052.00	
Turf and Grasses (Lawn)	5350	SF	\$0.12	\$642.00	\$0.03	\$160.50	\$0.15	\$802.50	
Plants: Deciduous Tree	2	EA	\$650.00	\$1,300.00	\$100.00	\$200.00	\$750.00	\$1,500.00	
Plants: Deciduous Tree	6	EA	\$575.00	\$3,450.00	\$75.00	\$450.00	\$650.00	\$3,900.00	
Plants: Shrub	41	EA	\$35.00	\$1,435.00	\$15.00	\$615.00	\$50.00	\$2,050.00	
Plants: Perennials/Herbaceous Material - #1 & #2 C.G.	85	EA	\$12.00	\$1,020.00	\$10.00	\$850.00	\$22.00	\$1,870.00	
Plants: Maintenance/Warranty Period	1	LS	\$250.00	\$250.00	\$250.00	\$250.00	\$500.00	\$500.00	\$30,081.00

Blenheim Community Cultural Center

Option A

Description	Qty.	Unit	Material		Labor & Equip.		Total		Division Subtotal
			Cost/Unit	Mat'l Cost	Cost/Unit	Install Cost	Cost/Unit		
Utilities									
Stormwater Management Allowance (Drainage Piping, Structures/Dry Well)	1	LS	\$10,000.00	\$10,000.00	\$5,000.00	\$5,000.00	\$15,000.00	\$15,000.00	\$15,000.00

Option A: Cost Summary

Subtotal	\$135,867.25
	Amount
Construction Contingency (10%)	\$13,586.73
Escalation (5%)	\$7,472.70
General Conditions (5%)	\$7,846.33
Soft Costs	\$54,500.00
Total Construction Cost, Including General Requirements, Overhead, and Profit	\$219,273.01

*Cost Estimate Does Not Include Future Streetscape Improvements (Sidewalk, Lighting, Street Trees, Signage, and Any Associated Selective Demolition Items)

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