



# Office of the Selectboard

## Town of Montague

One Avenue A  
Turners Falls, MA 01376

Phone (413) 863-3200 ext. 108

FAX (413) 863-3231

Cheryl Brooks  
Business Manager  
Dept of Conservation and Recreation  
State Transportation Building  
10 Park Plaza Suite 6620  
Boston MA 02116

Dear Ms. Cheryl Brooks:

On behalf of the Town of Montague, we thank the Department of Conservation and Recreation, and the Healey-Driscoll Administration for funding in the amount of \$5,000,000 for a project to abate, demolish, and restore the Strathmore Mill Complex and its associated property at 20 and 8 Canal Road in Turners Falls, MA 01376. The Town of Montague will implement this project in a manner consistent with the basis for its funding, as described in the Acts of 2018 Chapter 209, line 2000-7079.

Please note the attached project scope and budget, which displays the full estimated cost of the project, which will be funded through this \$5,000,000 contract award in conjunction with a \$4.92M EPA Brownfields Cleanup Grant. The Town understands that a complete report of the project's implementation and expenditures will be due when the work is complete.

The Town of Montague respectfully requests payment of the full value of this contract at the present time. Once again, we are profoundly grateful for these funds, which will have a transformational impact on our community and its natural environment.

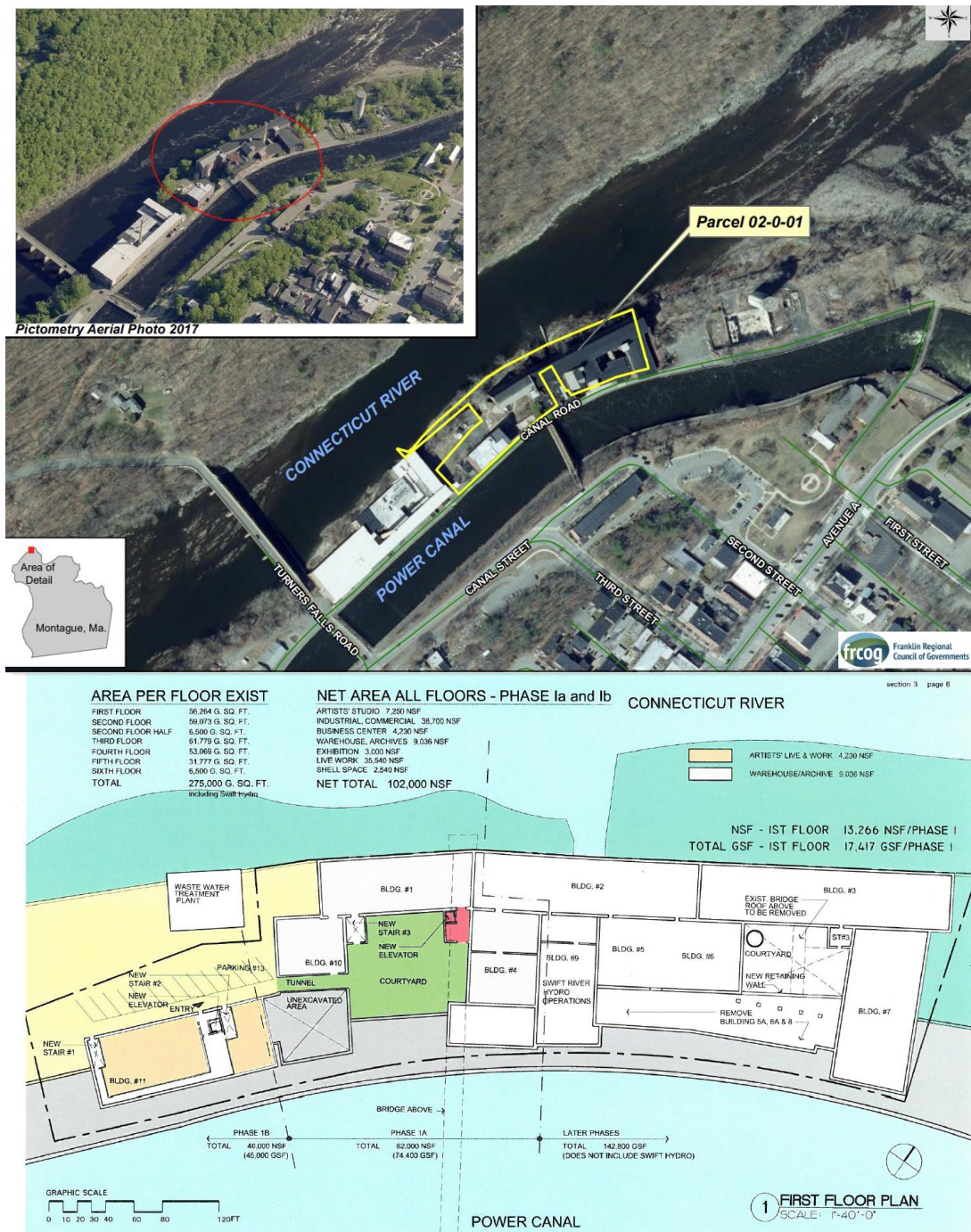
Respectfully submitted,

Steven Ellis  
Montague Town Administrator

Cc: Montague Selectboard

# A Project to Abate, Demolish, and Restore the Strathmore Mill Property

Project Contacts: Steven Ellis, Town Administrator (Present) [stevene@montague-ma.gov](mailto:stevene@montague-ma.gov)  
 Walter Ramsey, Town Administrator (as of 7/1/24) [walterr@montague-ma.gov](mailto:walterr@montague-ma.gov)  
 Phone: (413) 863-3200 x108



## Scope of Services

The Strathmore Mill Complex is an historic industrial site located adjacent to the village of Turners Falls in Montague MA. The Strathmore Mill Complex is in a substantially deteriorated state and requires significant abatement and demolition to ensure against its imminent collapse. The site is unique as it is located between the Connecticut River and the historic Turners Falls Power Canal, which supports an active 68 MW hydro operation owned and operated by FirstLight Power. The site contains a small (<1MW) hydro operation that will be preserved through the conduct of the mill demolition and is expected to subsequently be rebuilt by its prior owners.

The scope of services for this project will include support for the development of a final demolition design, securing of required permits, stakeholder engagement, public procurement and bidder evaluation, project oversight, building abatement, building demolition, site restoration, and site improvements consistent with long time use of the property as envisioned in a 2022 site redevelopment study commissioned by the Town of Montague with funding and support from MassDevelopment.

### **Project Phase One: Design Abatement and Demolition Plan, Stakeholder Engagement**

The Town previously designed and performed abatement work up to the point that could be implemented without a full demolition of the complex, leaving significant concerns in the materials found in roofs, windows and other location of structural import. Likewise, the Town funded design and secured permits for the possibility of a limited demolition project that would have focused only on the northern end of the complex.

Through phase one of this project the Town will complete design of a comprehensive abatement and demolition plan. This will require extensive technical analysis and engagement with a variety of stakeholders, most notably FirstLight Power, Eagle Creek Hydro, and the Federal Energy Regulatory Commission, to the extent that demolition may have impact on FERC project areas associated with those hydro projects. Other stakeholders include but are not limited to ownership of the adjacent historic mill buildings at 36 and 42 Canal Road, the Historical Commission, and the general public. It is anticipated that the design phase will be complete by March 2025.

### **Project Phase Two: Project Procurement**

The Town will follow all required procurement procedures in the selection of suitable vendors for engineering services, owner's project management, the abatement and demolition vendor and related sub-trades, and site restoration contractors. The Town will begin this work by finalizing scopes of services for its engineering firm, which will be substantively involved in supporting the procurement and oversight processes. It is anticipated that the procurement phase will be complete by June 2025.

### **Project Phase Three: Abatement and Demolition**

The Town will ensure that the abatement and demolition contractor fulfills all regulatory, permitting, safety, and construction requirements in the implementation of the project. This is expected to include highly specific procedures and restrictions associated with conveying equipment and debris away from the site on the historic, single lane, Canal Road that separates the eastern edge of the mill complex from the Turners Falls Power Canal. Materials will be crushed and remain on site to the extent feasible.

The mill complex is comprised of eleven interlocking structures with over 2 million cubic feet of area. It is anticipated that the abatement and demolition phase will be complete by August 2026.

#### **Project Phase Four: Site Restoration**

Demolition is expected to leave the site in an orderly fashion, with crushed brick debris filling the cavities left by an extensive and deep area left below the grade of Canal Road. Care will be made to ensure the steep natural slope of the land from the canal wall to the Connecticut River is supportive of beneficial ecological conditions and of the intended redevelopment of the project area as public parkland as envisioned in the 2022 Redevelopment Study, as well as continued function of the Eagle Creek Hydro Station located within and below a portion of the mill. Note that site restoration will include the adjacent 8 Canal Road location, which previously was the site of a power generation facility provided supplemental power to the Strathmore Mill. This will serve as a project staging area.

Further improvements to the park will be taken from conceptual to full design during this phase of the project and these improvements will be implemented to the maximum extent feasible with the resources remaining to the project following the full abatement and demolition of the structures and subsequent grading of the property. Work will be planned to ensure the foundation exists to realize the goal of a regional park destination that pays proper tribute to both the indigenous and industrial history of the land, and restores a naturalized landscape that is accessible to residents of the neighboring Environmental Justice Area, the broader Town of Montague, and visitors from across and outside the region. It is anticipated that the site restoration phase will be complete by August 2027.

### **Project Budget**

A preliminary project budget can be offered but will be subject to revision as the project design is completed. All construction estimates are order of magnitude costs appearing in the [Visioning Phase Report for the Canal District Master Plan](#) prepared for MassDevelopment and the Town of Montague by Dietz & Company Architects in March 2023, which have been adjusted by 5% to reflect escalating construction fees

Note that a substantial contingency fund is being carried due to the inherent complexity of the project. These Cost estimates exceed the total \$5M value of the DCR award. Excess costs will be accounted for through the EPA Brownfields Cleanup Grant, with additional resources to be provided by the Town through appropriation or other sources as may be identified.

#### **Project Budget**

Task	Cost
Abatement and Demolition Design	\$ 300,000.00
Project Management, Procurement, Cx Oversight	\$ 500,000.00
Abatement and Demolition Implementation	\$ 6,889,333.50
Demolition Contingency (20%)	\$ 1,377,873.00
Site Restoration and Improvements	\$ 752,793.50
Total	\$ 9,820,000.00