

# Buffalo Urban Development Corporation

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## Real Estate Committee Meeting Tuesday, April 18, 2017 at Noon BUDC - ECIDA Vista Room 95 Perry Street, 4<sup>th</sup> Floor, Buffalo, NY 14203

### Agenda

- 1) Approval of Minutes – Meeting of 3/21/2017 (*Action*) (*Enclosure*)
- 2) Northland Corridor
  - a) 2017 Mowing & Exterior Maintenance Proposals (*Recommendation*)
  - b) 537 East Delavan – LiRo CA/CI Proposal for Demolition (*Recommendation*)(*Enclosure*)
  - c) 612 Northland – Phase I (Roof, Asbestos Abatement, Non-Haz Removals) Proposals (*Recommendation*)(*Enclosure*)
  - d) Northland Road Project – BUDC/COB Grant Agreement for Construction (*Recommendation*)
  - e) 683 Northland – LiRo BCP Design Proposal (*Recommendation*)(*Enclosure*)
  - f) 683 Northland – Watts NPS Section 106 Compliance Proposal (*Recommendation*)
  - g) 683 Northland – Construction Bridge Loan Proposals (*Information*)
  - h) 683 Northland – Rehabilitation Tax Credits (*Information*)
  - i) 683 Northland – BMW Update (*Information*)
  - j) 683 Northland – Boundary Revision & Easements (*Information*)
  - k) 683 Northland – Community Workforce Agreement Concepts (*Information*)
  - l) 683 Northland – ECIDA Incentive Application (*Information*)
  - m) BUDC/COB CDBG Funding Agreement (*Information*)
  - n) Purchase of Various COB Properties/1669 Fillmore Remediation (*Information*)
  - o) ESD Grant #2 (Z415) (*Information*)
  - p) Campus Branding Consultant (*Information*)
  - q) Art in Public Spaces Committee (*Information*)
  - r) Community Outreach (*Information*)(*Enclosure*)
- 3) Buffalo Lakeside Commerce Park Updates (*Information*)
  - a) 24 Laborers Way Prospect
  - b) Parcel 3 Cap Verification – NYSDEC
  - c) 193 Ship Canal Parkway BCP – LaBella
  - d) Parcel 4 Superfund Site – NYSDEC/CDM Smith
- 4) Adjournment (*Action*)



**Minutes of the Real Estate Committee Meeting  
Buffalo Urban Development Corporation  
95 Perry Street  
Buffalo, New York 14203  
March 21, 2017  
12:00 p.m.**

**Call to Order**

Committee Members Present:

Janique S. Curry  
Thomas A. Kucharski  
Brendan R. Mehaffy  
Kimberley A. Minkel  
Christopher J. Schoepflin  
Craig A. Slater (Chair)

Committee Members Absent:

Dennis M. Penman  
Maria R. Whyte

Officers Present:

Peter M. Cammarata, President  
David A. Stebbins, Executive Vice President  
Brandye Merriweather, Vice President  
Mollie M. Profic, Treasurer  
Kevin J. Zanner, Secretary  
Bradley Bach, Assistant Treasurer

Others Present: Dawn Boudreau, ECIDA; Thomas Mancuso, Mancuso Business Development Group, Inc.; Robert Sanders, Watts Architecture & Engineering; and Dennis Sutton, City of Buffalo.

**Roll Call** – The Secretary called the roll at 12:05 p.m. and reported that a quorum of the Committee was present. Ms. Curry joined the meeting during the presentation of item 2.0(b). Mr. Schoepflin left the meeting after the presentation of item 3.0(b).

**1.0 Presentation of Meeting Minutes** – The minutes of the February 21, 2017 meeting of the Real Estate Committee were presented. Mr. Kucharski made a motion to approve the meeting minutes. The motion was seconded by Mr. Mehaffy and unanimously carried.

**2.0 Northland Corridor Updates**

**(a) Boundary Revision & Easements – 631 and 683 Northland** – Mr. Cammarata informed the Committee that, based on the site plan completed for the WNY Workforce Training Center, a portion of the property (approximately 1.274 acres) that is currently a part of 631 Northland Avenue will need to be added to the 683 Northland Avenue parcel. Mr. Cammarata referred the Committee to a survey prepared by Foit-Albert showing the location of the 1.274+/- parcel and a reciprocal access easement area (covering .332+/- acres) which is required for the shared use of a driveway and truck turnaround in the south end of the 631 and 683 Northland properties. Moving the property line will allow for the entire parking lot for the WNY Workforce Training Center to be located on the same parcel. The general consensus of the Committee was to recommend that the Board authorize the relocation of the property line and the reciprocal access easement. Mr. Schoepflin recused himself from the discussion regarding this item.

- (b) **612 Northland – Kathy Kinan CA/CI Proposal** – Mr. Stebbins presented the March 10, 2017 proposal from Kathleen M. Kinan, R.A. to provide construction administration services to BUDC for the renovation of 612 Northland for a fee equal to five percent (5%) of the construction work cost. Construction cost estimates range from \$372,000 to \$588,850, which would result in a fee of between \$18,600 and \$29,343. Mr. Mancuso explained that the range of cost is due to uncertainty regarding asbestos/hazmat removal costs for the project. Mr. Cammarata noted that Ms. Kinan is very familiar with this building, having previously completed detailed design work for a former owner of the building. In response to a question from Mr. Slater, Mr. Stebbins indicated that target rent for this space will be \$4 to \$5 per square foot and that Restore NY and ESD grant funds may be used to pay for this work. The general consensus of the Committee was to recommend that the Board authorize the retention of Kathleen M. Kinan, R.A. to provide construction administration services for a fee equal to five percent (5%) of the construction work cost. Mr. Mehaffy and Mr. Schoepflin abstained from the discussion regarding this item.
- (c) **BUDC/COB CDBG Funding Agreement** – Mr. Stebbins informed the Committee that BUDC will need to enter into a funding agreement with the City of Buffalo in order to receive up to four million dollars in CDBG funds. The funding will be used for the demolition of 537 East Delavan and asbestos/hazmat remediation at 683 Northland. Ms. Minkel made a motion to recommend that BUDC enter into a funding agreement with the City of Buffalo to receive CDBG funds. The motion was seconded by Mr. Kucharski and (with Mr. Schoepflin abstaining) carried with five affirmative votes (5-0-1).
- (d) **1669 & 1681 Fillmore** – Mr. Stebbins informed the Committee that several underground storage tanks (USTs) were discovered at 1669 Fillmore Avenue, a vacant City-owned site located immediately adjacent to the Northland Avenue right-of-way. The City has requested that BUDC fund the remediation because the USTs were discovered as part of an environmental investigation for the overall Northland Corridor redevelopment effort. The City obtained a quote from Core Environmental to complete the remediation for \$90,000. BUDC obtained a separate quote from LaBella Associates to perform the work for \$52,900. The cost of the work would be paid for from the Buffalo Brownfields Redevelopment Fund. Mr. Stebbins also indicated that the City is willing to discuss transferring to BUDC fee title to 1669 Fillmore and eight other contiguous properties (totaling 1.7 acres) as part of the remediation. An abandoned industrial building slated for demolition by the City is located at one of the properties (1681 Fillmore). The remaining parcels are vacant. The Committee discussed the proposal. Mr. Slater and Ms. Minkel expressed concern about BUDC undertaking remediation obligations without an ownership interest in the property.

At the conclusion of the discussion, Mr. Kucharski made a motion to recommend that the Board authorize BUDC to (i) proceed with the remediation of 1669 Fillmore Avenue; (ii) retain LaBella Associates to perform the UST removal and property remediation for the proposed fee of \$52,900, and (iii) utilize Buffalo Brownfield Redevelopment Funds for the remediation, all contingent upon the City of Buffalo and BUDC executing a property transfer agreement to acquire 1669 Fillmore Avenue and the eight adjoining properties for future development purposes for \$1.00. The motion was seconded by Ms. Minkel and unanimously carried.

- (e) **683 Northland – Watts C. D. Phase Proposal** – Mr. Stebbins presented the March 16, 2017 construction documents phase proposal submitted by Watts Architecture & Engineering for the 683 Northland building. The cost of these services is \$1,121,535.00. Mr. Stebbins introduced Robert Sanders from Watts, who reviewed the specific deliverables under the proposed service order and answered questions from the Committee regarding the service order. The construction documents are expected to be

complete by May 30<sup>th</sup>. In response to a question from Ms. Minkel, Mr. Stebbins indicated that BUDC has not yet received peer review results from ESD project architect Dennis Conroy or Gilbane with respect to Watts' proposed fee for this work, but expects to have that information prior to next week's Board meeting. Mr. Stebbins also indicated that some or all of this work would be paid for with CDBG funds. Ms. Curry requested that the Committee be provided with a summary sheet identifying the various expenditures and grant funding for the project. Mr. Cammarata indicated that a project sources and uses spreadsheet would be distributed at future meetings of the Committee. At the conclusion of the discussion, Ms. Minkel made a motion to recommend that the Board approve the proposed service order with Watts, contingent upon completion of the peer review from ESD and Gilbane. The motion was seconded by Mr. Kucharski and (with Mr. Schoepflin abstaining), carried with five affirmative votes (5-0-1).

- (f) **683 Northland – Gilbane Destructive Testing Proposal** – Mr. Stebbins presented the March 20, 2017 proposal from 3480 Group to perform geotechnical and destructive testing work at 683 Northland. The purpose of this work is to identify potential unforeseen conditions that, if found during construction, could result in delay and increased cost to the project. The cost of the work is \$30,450 and would be processed as an amendment to the Gilbane construction management agreement. ESD grant funds will be utilized to pay for the work. Mr. Kucharski made a motion to recommend that the Board approve the proposal from 3480 Group to perform destructive testing for the lump sum cost of \$30,450. The motion was seconded by Mr. Mehaffy and (with Mr. Schoepflin abstaining) carried with five affirmative votes (5-0-1).
- (g) **683 Northland – Bridge Loan RFP Responses** – Mr. Stebbins reported that BUDC circulated an amended request for proposals to increase the requested amount of loan funding from ten million to twenty million dollars and to offer lenders the opportunity to submit joint proposals. The deadline for responses in April 4<sup>th</sup>. Mr. Stebbins noted that the evaluation process will include consideration of lender CRA ratings and lender investment in the City.
- (h) **683 Northland – Community Workforce Agreement Concepts** – Mr. Cammarata reported that BUDC is moving forward with the negotiation of a project labor agreement which will include community workforce agreement provisions. Anna Falicov, Assistant Corporation Counsel, has extensive experience in labor law and union-related matters and will lead the negotiating team. In response to a question from Ms. Curry, Mr. Cammarata indicated that Reverend Kinzer Pointer, Crystal Rodriguez and Demone Smith will serve as community advisors to the negotiating team.
- (i) **683 Northland – Rehabilitation Tax Credits** – Mr. Stebbins reported that the tax credits consultants are finalizing the tax credits model and have begun discussions with potential tax credits investors.
- (j) **683 Northland – BCP Application** – Mr. Stebbins reported that LiRo Engineers is preparing its report regarding the remedial investigation work plan.
- (k) **683 Northland – BMW Update** – Mr. Stebbins updated the Committee regarding a kick-off meeting with Watts and Buffalo Manufacturing Works representatives. Mr. Stebbins commented that BUDC has been contacted by a few companies who would be interested in leasing space at Northland should BMW relocate to Northland.
- (l) **537 E. Delavan – Demolition** – Mr. Cammarata circulated a copy of the proposed access agreement with Regional Environmental Demolition. The contractor will be required to execute the access agreement with NorDel I, LLC and provide appropriate evidence of insurance prior to commencing the demolition work.

- (m) **ESD Grant #2 (Z415) Amendment** – Mr. Cammarata circulated an excerpt from the ESD grant amendment showing the updated capital grant payment requisition form. An imprest account has been established for grant disbursements. The first disbursement in the amount of \$642,097 has been processed.
- (n) **Restore NY Grant** – Mr. Stebbins circulated a summary of the proposed Restore NY grant expenditures for 612 Northland, the eastern plant building at 537 East Delavan and 777 Northland. BUDC is responsible for providing matching funding in the amount of ten percent (10%) of the project cost.
- (o) **Northland Avenue Road & ROW Infrastructure Design** – Mr. Stebbins reported that the construction work for this project will be bid in April, with construction to commence in May. BUDC will fund the construction through the ESD grant and the Board will be asked to approve a construction funding agreement with the City of Buffalo at the April Board meeting.
- (p) **Landscaping & Maintenance** – Mr. Mancuso reviewed with the Committee the landscaping and maintenance request for proposals. RFP documents were circulated to nine local groups, including the current provider, Citizens Alliance. To date, two of the nine organizations have submitted responses to perform the work. Responses are due March 22<sup>nd</sup>.
- (q) **Campus Branding Consultant** – Mr. Cammarata reported on a kick-off meeting with Block Club, the Northland campus branding consultant. The consultant is expected to complete its initial work by mid-summer.
- (r) **Art in Public Spaces Committee** – Mr. Stebbins referred the Committee to the meeting agenda packet, which includes a copy of the Call for Work and entry form materials for artists to submit proposals for the Northland public art project. The deadline for submissions in July 7, 2017.
- (s) **Community Outreach** – Mr. Stebbins reported on a recent community workforce meeting held by representatives of CASNY, Gilbane, BUDC and the City of Buffalo. The community turnout for this meeting was limited. The next meeting will seek participants from beyond the immediate Northland neighborhood. Mr. Mehaffy suggested that feedback regarding the limited turnout be provided to local community groups.

### **3.0 Buffalo Lakeside Commerce Park Updates**

- (a) **24 Laborers Way Prospect** – Mr. Cammarata updated the Committee regarding a potential prospect that is interested in a 5.4 acre parcel at Buffalo Lakeside Commerce Park. The parties are far apart at this time regarding an appropriate purchase price for the property, but discussions are ongoing.
- (b) **Parcel 3 Cap Verification – NYSDEC** – Mr. Cammarata referred the Committee to the meeting agenda packet, which includes a copy of the NYSDEC Explanation of Significant Difference for the Ship Canal Commons project. This document sets forth the NYSDEC's acceptance of the twelve-inch soil cover, which was verified throughout the site by Arcadis, BUDC's consultant on this project.
- (c) **193 Ship Canal Parkway BCP - LaBella** – Mr. Cammarata reviewed with the Committee the March 6, 2017 letter from the NYSDEC confirming NYSDEC's acceptance of the Remedial Investigation Report prepared by LaBella Associates for the 193 Ship Canal Parkway site. NYSDEC indicated that it will continue its review of the Draft Remedial Alternatives Analysis Report & Remedial Action Work Plan and begin drafting its decision document for the site.

- (d) **Parcel 4 Superfund Site – NYSDEC/CDM Smith** – Mr. Cammarata reported that work on this project will begin this spring. BUDC will require the site contractor to enter into an access agreement to provide appropriate insurance and indemnity to BUDC and the BUDC subsidiary that owns the property.
- (e) **Landscaping & Maintenance – Elbers Landscaping** – Mr. Cammarata indicated that the landscape contractor (Elbers) is entering the last year of its agreement with BUDC to provide landscaping and snowplow services at BLCP. BUDC and Elbers will hold a kick-off meeting in April to review spring/summer landscaping and maintenance priorities.
- (f) **Buffalo & Pittsburgh/Genesee & Wyoming R.R. Marketing** – Mr. Cammarata informed the Committee that BUDC reached out to Buffalo & Pittsburgh/Genesee & Wyoming Railroad regarding marketing efforts relating to the rail spurs that branch into BLCP between the CertainTeed and Sonwil properties.

#### 4.0 **Miscellaneous Items**

- (a) **Insurance Coverage Update** – Mr. Cammarata circulated a summary of BUDC insurance coverages. In response to a question from Ms. Curry, Ms. Profic indicated that insurance brokerage services were last bid out by ECIDA and BUDC five years ago, and that the services will be re-bid this year.
- (b) **2016 Property Report** – Mr. Cammarata presented the 2016 PAAA property report, which will be submitted to the Authorities Budget Office as part of the PAAA annual report.
- (c) **South Buffalo Brownfield Opportunity Area Update** – There was no update for this item.

5.0 **Adjournment** – Upon motion made by Mr. Kucharski, seconded by Mr. Mehaffy and unanimously carried, the March 21, 2017 meeting of the BUDC Real Estate Committee was adjourned at 1:35 p.m.

Respectfully submitted,



Kevin J. Zanner, Secretary



**LiRo Engineers, Inc.**

A LiRo Group Company

602 Delaware Avenue, Buffalo, NY 14203 Telephone: 716.332.5134 Fax: 716.332.2040 www.liro.com

April 11, 2017

Mr. Peter Cammarata  
Buffalo Urban Development Corporation  
95 Perry Street, Suite 404  
Buffalo, New York, 14203

Mr. Cammarata,

LiRo Engineers, Inc. (LiRo) is pleased to submit this proposal to the Buffalo Urban Development Corporation (BUDC) to provide Construction Management (CM) and Project Monitoring Services in support of the asbestos abatement and demolition of the 537 East Delavan Avenue Site. LiRo is a full service firm that provides construction management, environmental, engineering, architectural, and program management solutions. Through our previous site investigation and abatement/demolition design work, LiRo has an in-depth knowledge of all elements of the project. In addition, LiRo brings a wealth of construction management experience on large scale programs involving asbestos abatement, industrial cleaning, remediation and demolition.

We have the CM and Environmental expertise to ensure that the project is completed safely, efficiently, and in compliance with all regulations. We feel that LiRo will provide the right experience, flexibility, and attitude to meet the BUDC's goals.

#### Scope of Work

The services to be provided under this Contract include:

- Bid Phase Services
- Services During Construction
- Contract Closeout Phase Services

The project work at 537 East Delavan Avenue includes: The main Plant Area buildings shall be remediated of universal and hazardous wastes, including (but not limited to) PCBs and asbestos, and subsequently demolished. Administration Office/Annex and eastern plant Area buildings will be stabilized subsequent to demolition of the (adjacent) Main Plant. Stabilization Work includes provision for the installation of a temporary (security fence) wall enclosures along portions of the building contiguous with areas where demolition work is conducted.

#### Bid Phase Services

LiRo will provide all COB-required Bid Phase Services including preparing Bid Documents (up to 20 sets with City of Buffalo Front End), coordinating public advertisement of the bid, conducting a Pre-bid walkthrough, preparing walkthrough meeting minutes, responding to bidder questions, preparing contract Addenda, providing COB-required bid opening day deliverables, attending the bid opening, providing bid opening documents (i.e., sign in sheet, bid tabulation form), reviewing bids for accuracy/completeness/compliance with requirements, and providing to COB a recommendation of lowest responsible bid.

#### Services During Construction

LiRo will provide construction administration, construction inspection, and asbestos monitoring services during construction. LiRo will review contractor submittals, direct pre-construction meeting, document (with date stamped color photographs) conditions prior to, during and post construction, and Provide general administration of construction contract by periodic visits to the Project Site at least once a week.



During any pre-demolition building cleaning/hazardous materials removal work, LiRo will provide a qualified environmental construction inspector with appropriate OSHA 40-hour HAZWOPER training to ensure that all cleaning and waste removal/disposal is conducted in compliance with the Contract specifications and all City, State and federal regulations.

During any asbestos abatement or controlled demolition phases of the project, LiRo will provide an NYSDEC-certified project monitor to conduct requisite air monitoring. LiRo will also provide laboratory services for sample analysis to document compliance with NYSDEC regulations. During the abatement phase, LiRo's project monitor will also serve as the environmental construction inspector.

LiRo's environmental inspector has completed New York State Department of Environmental Conservation (NYSDEC) Erosion and Sedimentation Control Training and will provide storm water pollution prevention (SWPP) inspections as required for the construction work.

Other services that LiRo will provide during construction include:

- Conduct a pre-construction meeting. LiRo shall chair, prepare and distribute minutes of the pre-construction meeting. LiRo shall request for approval:
  - List of Subcontractors
  - Schedule of Values
  - Construction Schedule
  - List and schedule of material submittals
  - Establish a Request for Information (RFI) process for construction.
- Provide all 3rd party testing, inspection, reporting and certifications required by the approved Statement of Special Inspections (Special Inspections Program) and by Chapter 17 of the New York State Building Code.
- Prepare, analyze and recommend to the Commissioner of Public Works, Parks & Streets change orders and all modifications of the plans and specifications as may be necessary as the work progresses, and check the fairness of additional costs or credits to be charged or allowed in connection with such changes.
- Review, approve or reject all submittals. Maintain submittal log. Distribute updated log at each construction meeting.
- Review and answer all RFIs. Maintain RFI log. Distribute updated log at each construction meeting.
- Review the Contractor's monthly payment requests for the completion of the work to date and make recommendation for payment by the City. LiRo will also review and approve certified payrolls specifically for prevailing wage rates and benefits (Davis Bacon and New York State) including conducting confidential employee interviews (form to be provided by the City).
- Maintain and provide a contractors invoice log of all payments. LiRo will approve all payments submitted by the contractor. A minimum of 4 completed and signed original sets of collated pay applications with all documentation required by the contract will be sent to the City Project Manager for review and processing.
- Preparation and issuance of supplementary sketches or drawings, if required, to resolve actual field conditions encountered.
- Interpretation of contract documents and resolution of unanticipated field problems through conversations with the Contractor and visits to the site.
- As the construction progresses, Consultant shall issue field directives as necessary to ensure and verify that the work is performed according to the contract documents.





- Assist in the coordination of the work of the contractors and run periodic job meetings at least every two (2) weeks with the contractors' and City representatives to expedite and coordinate the work and minimize possible interferences and delays. Coordinate meeting schedule with City representative. Prepare meeting minutes and distribute to the City, contractor and other interested parties.
- The consultant shall remain the Owner's Representative to the contractors for the one [1] year Guarantee Phase for correction of construction deficits.
- If required, prepare and sign as Owner's authorized agent, any Request for Variances from agencies having jurisdiction.
- Where either required by law or by contract documents verify that required licenses and/or certifications of various workmen are correct and current.

#### **Contract Closeout Phase Services**

Upon completion of construction, LiRo will provide all necessary closeout documents required by the City. These may include, but are not limited to:

- Contractor releases/bonds/insurance
- Certifications of Contractor bill payment and lien releases from any subcontractors or parties with claim
- Punch lists and documentation of punch list completion
- Project record/as-built drawings
- Document verifiable Substantial Completion, make a final and thorough inspection of the completed work
- Certify to the City the completion thereof in accordance with the drawings, plans and specifications
- Approve the Contractor's estimates and claims for final payment
- Conduct a final inspection and report upon completion of the project with recommendations to the City concerning acceptance, final payment to the contractor, and the release of the retained percentage of payments
- Provide paper and electronic copies of all records to the City including a Final report indicating the location of all completed work, daily reports, all field notes, air monitoring results, photographs and other documents produced while working on this project

#### **Cost Proposal**

LiRo prepared estimated costs for the work described above. The cost estimate is detailed in the attached Table-1. The cost for Services During Construction is based on our estimate that the abatement/demolition work will be completed within a period of 18 weeks.

The work for the tasks described above and for the tasks described in our letter dated November 21, 2016 is to be performed in accordance with the Terms and Conditions of our Master Consulting Services Agreement dated February 24, 2015 for the Northland-Beltline Corridor Redevelopment Project.



We appreciate the opportunity to provide services for this project. Please don't hesitate to call me at 716-882-5476 if you have any questions or require further information regarding our proposal.

Sincerely,  
**LIRo Engineers, Inc.**

A handwritten signature in black ink, appearing to read 'Robert Kreuzer', followed by a horizontal line.

Robert Kreuzer  
Vice President

**Table -1  
Cost Estimate**

<b>CONSTRUCTION MANAGEMENT - 537 E DELAVAN DEMOLITION</b>	<b>Manhours (Assuming 18 Weeks Construction Duration)</b>	<b>Billing Rate (\$/Hour)</b>	<b>Amount</b>
<b>Bid Phase Services</b>			
Project Manager	6	\$152.00	\$912
Construction Manager	16	\$105.00	\$1,680
Environmental Group Leader	12	\$122.00	\$1,464
Asbestos-Lead Task Leader	24	\$72.00	\$1,728
<b>Total Bid Phase Services</b>			<b>\$5,784</b>
<b>Services During Construction</b>			
Project Manager	18	\$152.00	\$2,736
Construction Manager	90	\$105.00	\$9,450
Environmental Group Leader	18	\$122.00	\$2,196
Abatement Monitor - (Full time when abatement monitoring is required)	672	\$48.00	\$32,256
Construction Inspector - (Part time when abatement monitoring is not required)	100	\$82.00	\$8,200
Asbestos-Lead Task Leader	36	\$72.00	\$2,592
Services During Construction Labor			\$57,430
Asbestos Laboratory (Allowance)			\$12,000
<b>Total Services During Construction</b>			<b>\$69,430</b>
<b>Contract Closeout Phase Services</b>			
Project Manager	8	\$152.00	\$1,216
Construction Manager	40	\$105.00	\$4,200
Environmental Group Leader	12	\$122.00	\$1,464
Abatement Monitor	24	\$48.00	\$1,152
Construction Inspector	32	\$82.00	\$2,624
Engineer/Environmental Scientist	16	\$88.00	\$1,408
Contract Closeout Services Labor			\$12,064
<b>Total Contract Closeout Phase Services</b>			<b>\$12,064</b>
<b>Total Project Construction Management</b>			<b>\$87,278</b>

Labor rates include overhead and profit. No other costs (i.e., copies, postage, etc.) will be billed.





**LiRo Engineers, Inc.**  
A LiRo Group Company

690 Delaware Avenue, Buffalo, NY 14209 Telephone 716.882.5476 Facsimile 716.882.9640

April 7, 2017

David A. Stebbins, AICP  
Buffalo Urban Development Corporation  
95 Perry Street, Suite 404  
Buffalo, New York, 14203

**Re: Proposal for 683 Northland Avenue, Brownfield Cleanup Program (Site #C915310)  
Remedial Design Documents, Remediation Oversight and Project Closeout Document (Final Engineering Report/Site Management Plan)**

Dear Mr. Stebbins,

To support the completion of New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) requirements, LiRo has prepared this work proposal and cost estimate to provide Remedial Design, Remediation Oversight and Project Closeout Documentation services required under the BCP. In addition, this proposal includes costs for additional work items that were requested by NYSDEC or necessitated by site findings for the Site Remedial Investigation. LiRo previously submitted a proposal for BCP services through completion of a Remedial Action Work Plan (RAWP) which provides a conceptual approach for the site remedy for NYSDEC review and approval.

The work for this proposal is for preparation of Remedial Design Documents (Plans and Specifications), providing bid support services, providing Environmental Oversight during the construction of the site remedy and preparing BCP-required project closeout documents. In addition, we have included costs for additional Remedial Investigation work that was required by NYSDEC and by site conditions. The work includes the following:

**Remedial Design Documents**

LiRo will prepare Plans and Specifications to be used for soliciting remediation contractor bids to conduct the Site Remediation work. The drawing for the Site Remediation work will be coordinated with Watts Civil Site Work drawings (i.e., for site drainage and infrastructure). For the purposes of this estimate, we have assumed that we will provide the technical specifications and drawings to Gilbane and that Gilbane will prepare the Contract front end and issue the bidding documents.

**Bid Phase Services**

LiRo will provide limited Bid Phase Services as required to support the project Construction Manager (CM). The services to be provided include attending a Pre-bid walkthrough, responding to bidder questions related to the remedial design, preparing contract Addenda, providing bid review support to the CM and providing a recommendation of lowest responsible bid.

**Environmental Oversight during Construction**

LiRo will review contractor environmental submittals and provide a site inspector to oversee the Remedial construction work relating to the removal of contaminated soil, asbestos-containing steam line conduit or any other hazardous materials identified for removal in the Remedial Design. The on-site inspector will also manage any environmental or confirmation samples required during the excavation work.

We anticipate that the site remedy will include construction of a site cover system of clean soil and pavement which will be installed in conjunction with the site Civil Engineering work. LiRo will coordinate with the Civil inspector and provide part-time inspection as needed to support and document the completion of the cover system.



### **Project Close-Out Documents**

LiRo will prepare the Final Engineering Report and Site Management Plan (SMP) required under the BCP. The report will include confirmation sample results, waste disposal manifests, as built drawings and all other information required to complete the project. The SMP will include guidelines for future excavation work, post-remediation Site monitoring requirements, the SSDS Operations and Maintenance Plan, and Engineering and Institutional Controls (EC/IC)The report will be stamped by a New York State licensed Professional Engineer.

### **Additional Remedial Investigation Field Work**

Based on NYSDEC comments for additional analytical testing and the discovery of PCB contaminated soil over a larger than anticipated area, the actual remedial investigation work costs will exceed those estimated in our proposal letter dated November 21, 2016. The additional investigation work costs include additional drilling for LW-01 monitoring well installation due to subsurface conditions, an additional day of geoprobe work owing to difficult drilling conditions, land survey of sample locations, and delineation borings of the PCB-contaminated soil area.

### **Estimated Cost**

LiRo's manpower estimate and proposed costs are provided in the attached Table-1.

### **Terms and Conditions**

The work for the tasks described above and for the tasks described in our letter dated November 21, 2016 is to be performed in accordance with the Terms and Conditions of our Master Consulting Services Agreement dated February 24, 2015 for the Northland-Beltline Corridor Redevelopment Project.

If you find this proposal acceptable, please acknowledge by signing at the space provided and return a copy to our office. Please call me at (716) 882-5476 (x406) at your earliest convenience if you have any questions.

Sincerely,  
**LiRo Engineers, Inc.**

A handwritten signature in black ink, appearing to read 'Robert Kreuzer', followed by a horizontal line.

Robert Kreuzer  
Vice President

*The Customer hereby accepts the Proposal and authorizes LiRo Engineers, Inc. to proceed with the Services as described.*

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Authorized Signature

Title

Date

**TABLE-1**  
**Cost Estimate for Completion of Brownfield Cleanup Program**  
**683 Northland Avenue, Brownfield Cleanup Program (Site #C915310)**

<b>Expense Category</b>	<b>Remedial Design Documents</b>	<b>Bid Phase Services</b>	<b>Environmental Oversight During Construction</b>	<b>Project Closeout - Final Engineering Report and SMP</b>	<b>Remedial Investigation Additional Field Work</b>	<b>TOTAL HOURS OR UNITS</b>	<b>TOTAL COSTS</b>
<b>Labor</b>							
Certifying Engineer/PE	4	2	4	2	0	12	\$ 1,980.00
Project Geologist/Engineer	40	8	240	80	48	416	\$ 34,112.00
Environmental Project Manager	4	4	40	16	4	68	\$ 8,024.00
Draftsman	8	0	4	12	2	26	\$ 1,430.00
Environmental Scientist	16	4	40	72	4	136	\$ 10,608.00
<b>TOTAL Hours</b>	<b>72</b>	<b>18</b>	<b>328</b>	<b>182</b>	<b>58</b>	<b>658</b>	
<b>SUBTOTAL Labor \$</b>	<b>\$ 6,100.00</b>	<b>\$ 1,770.00</b>	<b>\$ 28,400.00</b>	<b>\$ 15,054.00</b>	<b>\$ 4,830.00</b>		<b>\$ 56,154.00</b>
<b>Expenses and Equipment</b>							
Sample Shipping					\$ 150.00		\$ 150.00
Field Sampling and Rental Equipment					\$ 450.00		\$ 450.00
<b>Subtotal Expenses and Equipment \$</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>\$ 600.00</b>		<b>\$ 600.00</b>
<b>Subcontractor Costs</b>							
Drilling					\$ 3,921.00		\$ 3,921.00
Laboratory Analysis (soil, groundwater)					\$ 1,206.00		\$ 1,206.00
Data Validation and DUSR Preparation					\$ 500.00		\$ 500.00
Land Survey of Sample Locations					\$ 1,600.00		\$ 1,600.00
<b>Subtotal Subcontractors \$</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>\$ 7,227.00</b>		<b>\$ 7,227.00</b>
<b>TOTAL LABOR, EXPENSES, EQUIPMENT AND SUBCONTRACTOR COSTS</b>	<b>\$ 6,100.00</b>	<b>\$ 1,770.00</b>	<b>\$ 28,400.00</b>	<b>\$ 15,054.00</b>	<b>\$ 12,657.00</b>		<b>\$ 63,981.00</b>

- NOTES:
1. LIRO will provide unit price costs for drilling, laboratory and drum disposal subcontractors and will invoice only for quantities actually used for the project
  2. LIRO will invoice labor on an hourly basis at the rates identified above
  3. Environmental Easement to be prepared by others



**MAYOR BYRON W. BROWN INVITES YOU TO ATTEND ANOTHER COMMUNITY WORKFORCE OUTREACH EVENT**

**NORTHLAND CORRIDOR REDEVELOPMENT PROJECT  
BUFFALO, NEW YORK**

As part of Mayor Byron W. Brown and Governor Andrew Cuomo’s continued commitment to increase the participation of minority and women-owned firms, as well as city residents and workers, on major economic development and Public Works projects in Buffalo, Compliance & Administrative Services of New York (CASNY), the compliance specialist hired for the Northland Corridor Redevelopment Project, is reaching out to residents in the Northland neighborhood who are interested in taking part in this exciting project.

**Please join us for an informational session about project participation and becoming work ready!**

**MONDAY, APRIL 24, 2017**

**5:00 – 7:00PM**

**Mount Olive Baptist Church**

**701 East Delavan Avenue • Buffalo, NY 14215**

Contact Dolly Randle for more information at [casnydmr@gmail.com](mailto:casnydmr@gmail.com)



Hon. Mayor Byron W. Brown, Chairman

