

## Buffalo Urban Development Corporation

95 Perry Street

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### Buffalo Urban Development Corporation Real Estate Committee Meeting Tuesday, February 19, 2019 at Noon 95 Perry Street, 4<sup>th</sup> Floor Vista Room

#### Agenda

- 1) Approval of Minutes – Meeting of 1/22/19 (*Action*) (*Enclosure*)
- 2) Northland Beltline Corridor Projects
  - a) 683 Northland Phase I Gilbane C.O. – NWTC Equip. Update (*Recomm.*) (*Enclosure*)
  - b) 683 Northland Phase I Gilbane C.O. – HVAC Issues (*Recommendation*) (*Handout*)
  - c) 683 Northland Phase I Prentice C.O. – Furniture Installation Update (*Recomm.*) (*Encl.*)
  - d) 683 Northland Phase I LiRo - Additional BCP Costs Update (*Recomm.*) (*Handout*)
  - e) 683 Northland Phase I – Additional Misc. Equipment Purchases (*Info.*) (*Handout*)
  - f) 683 Northland Phase I – GMP & Construction Update (*Information*)
  - g) 683 Northland Phase II – NWTC Expansion (East Shed) Update (*Information*) (*Handout*)
  - h) 683 Northland Phase II – Entrepreneurial Center (West Shed) (*Information*) (*Handout*)
  - i) 683 Northland Phase II – GMP & Construction Update (*Information*) (*Handout*)
  - j) Northland Central Lease & Prospects Updates (*Information*)
  - k) 631 Northland – Watts Scoping & Cost Estimating Proposal (*Recommendation*) (*Handout*)
  - l) 777 Northland – Watts Demo. Scoping & Cost Estimating Proposal (*Recomm.*) (*Handout*)
  - m) 541 E. Delavan Construction Management RFP Update (*Information*)
  - n) 612 Northland – Lease Prospect (*Information*)
  - o) 612 Northland – Construction, Contracting & C.O. Update (*Information*) (*Handout*)
  - p) 714 Northland Property Acquisition Update (*Information*) (*Handout*)
  - q) NorDel II (BUDC)/City of Buffalo Land Swap Update (*Information*)
  - r) Plesh Gate & Land Swap Issues (*Information*)
- 3) Buffalo Lakeside Commerce Park Sale & Prospects Update (*Info. & Recomm.*) (*Handout*)
- 4) 308 Crowley Update (*Information*)
- 5) Other C.O.B. Brownfield Opportunities (*Information*)
- 6) Adjournment (*Action*)

**Minutes of the Meeting  
of the  
Real Estate Committee  
of  
Buffalo Urban Development Corporation**

**95 Perry Street  
Buffalo, New York  
January 22, 2019  
12:00 p.m.**

Committee Members Present:

Janique S. Curry  
Thomas A. Kucharski  
Brendan R. Mehaffy  
Dennis M. Penman  
Craig A. Slater (Chair)

Committee Members Absent:

Kimberley A. Minkel  
Maria R. Whyte

Officers Present:

Peter M. Cammarata, President  
David A. Stebbins, Executive Vice President  
Mollie Profic, Treasurer  
Kevin J. Zanner, Secretary  
Atiqa Abidi, Assistant Treasurer

Guests Present: Dawn Boudreau, ECIDA Compliance Officer; Evan Y. Bussiere, Esq., Hurwitz & Fine, P.C.; Rebecca Gandour, City of Buffalo Office of Strategic Planning; Brett Stiehler, Gilbane Building Company and Paul Tronolone, Empire State Development.

**Roll Call** – Mr. Slater called the meeting to order at 12:10 p.m. A quorum of the Committee was not present. Agenda items 2(e) through 2(i) were presented for information purposes. Mr. Kucharski joined the meeting during the presentation of item 2(f). Ms. Curry joined the meeting at 12:30 p.m. during the presentation of item 2(i), at which time a quorum of the Committee was present. Mr. Mehaffy joined the meeting during the presentation of item 2(a).

**1.0 Approval of Minutes – Special Meeting of January 4, 2019** – The minutes of the January 4, 2019 special meeting of the Real Estate Committee were presented. Mr. Kucharski made a motion to approve the meeting minutes. The motion was seconded by Ms. Curry and unanimously carried.

**2.0 Northland Beltline Project**

(a) **683 Northland Phase 1 – Change Order – Lightning Strike** – Mr. Stebbins circulated a handout regarding the damage caused to the building by a lightning strike on September 18, 2018. Mr. Stiehler explained that the lightning strike caused damage to the electrical, telephone and data and security systems resulting in the need for a Change Order in the amount of \$25,942.74 to repair the damage. Mr. Cammarata stated that an insurance claim will be filed for the damage and that there is a \$5,000 deductible based on the policy terms. The Committee raised concerns regarding mitigation of the lightning strike risk at the project. Mr. Stiehler noted that a lightning rod will be installed at the project as part of Phase II. Mr.

Kucharski made a motion to recommend that the Board of Directors approve the Change Order in the amount of \$25,942.74. The motion was seconded by Mr. Penman and unanimously carried.

- (b) **683 Northland Phase I – Change Order – NWTC Training Equipment** – Mr. Stebbins presented a handout and updated the Committee regarding project expenditures made pursuant to a proposed change order for additional electrical and compressed air connections and for additional tooling equipment for the NWTC. Mr. Stebbins explained the need for the change order and noted that the funds for the change order work would be provided from the \$6 million dollar ESD grant. Ms. Curry made a motion to recommend that the Board of Directors approve the change order in the amount of \$25,444.13. The motion was seconded by Mr. Kucharski and unanimously carried.
- (c) **683 Northland Phase I – Change Order – Prentice Change Order** – Mr. Stebbins presented his January 22, 2019 memorandum regarding a Change Order for additional costs for moving and installing furniture in the NWTC. Due to delays in construction, Prentice had to return furniture to its warehouse and also relocated the furniture due to certain areas of the project not being completed. The total estimated change order is in the amount of \$9,000. Mr. Kucharski made a motion to recommend that the Board of Directors approve the change order in an amount not to exceed \$9,000. The motion was seconded by Mr. Penman and unanimously carried.
- (d) **683 Northland Phase I – BCP Update & Additional LiRo Costs** – Mr. Cammarata reported that the BCP Certificate of Completion was obtained for the project by the December 31, 2018 deadline. This will facilitate receipt of BCP tax credits for the project for the 2018 tax year. Mr. Cammarata then circulated the January 16, 2019 letter from LiRo Engineers regarding additional costs of \$49,316 that were incurred by LiRo during the implementation of the final remedial excavation work, environmental oversight and monitoring of utility and foundation excavation work that was required by NYSDEC for the project. Since BUDC was faced with a critical deadline to ensure timely completion of the remedial work, executive staff authorized LiRo to proceed with the additional work pursuant to the time sensitive economic development opportunity provision of the BUDC procurement policy. Mr. Stebbins noted that funding for this work would be paid out of the construction contingency for Phase II and that the additional costs were all eligible expenses for BCP tax credits purposes. A copy of LiRo's January 18, 2019 letter relating to ongoing environmental compliance work for the site was then circulated and reviewed. The total cost of these services is \$73,185.00. The Committee discussed whether to solicit proposals from other environmental firms. Mr. Cammarata commented on the importance of continuing with the current consultant given their unique knowledge and expertise with respect to the site. He indicated that BUDC plans to solicit proposals for environmental site management services in 2020. Mr. Kucharski made a motion to recommend approval of the payment to LiRo for the additional costs incurred to obtain the Certificate of Completion and the additional costs to be incurred for the continued environmental compliance work required under the BCP. The motion was seconded by Ms. Curry and unanimously carried.
- (e) **683 Northland Phase I – Additional Misc. Equipment Purchases** – Mr. Stebbins presented his January 22, 2019 memorandum regarding the purchase of additional training equipment for NWTC instructors to meet curriculum requirements. The total cost is \$7,078.25 and will be paid with funds from the \$6M ESD equipment grant. As set forth in the memorandum, the purchases were made in accordance with the procurement policy provisions relating to the preservation of a time sensitive economic development opportunity. Mr. Stebbins reviewed the manner in which competitive pricing was obtained in cooperation with NWTC staff and ESD staff and noted that all purchases were reviewed by ESD. A copy

of the January 22, 2019 memorandum and supporting documentation will be placed in the procurement file.

- (f) **683 Northland Phase I – GMP & Construction update** – Mr. Stiehler reported that Phase 1 is nearly complete, other than a few tenant-requested items. The GiGi's restaurant space is completed. Phase I M/WBE utilization and minority/women workforce participation percentages are being finalized with anticipated utilization of 29% MBE and 6% WBE.
- (g) **683 Northland Phase II – NWTC Expansion (East Shed)** – Mr. Cammarata circulated a handout regarding the proposed expansion of the NWTC into the east shed building at 683 Northland. The additional space is required for more NWTC classrooms and laboratory space. Mr. Cammarata stated that it is anticipated the base rent and build-out costs will be funded by ESD and that NWTC will enter into a seven year lease for the additional space.
- (h) **683 Northland Phase II – GMP & Construction Update** – Mr. Stiehler presented a monthly report sheet and provided a brief update regarding Phase II of the project. The majority of the concrete slab has been poured for the floor and steel erection for the mezzanine has commenced. Glass for the roof is expected to be delivered in February. The new construction is expected to achieve a temporary certificate of completion by July 2019. The BMW space will be ready for occupancy by July 2019, with BMW's relocation process to start shortly thereafter. Mr. Cammarata stated that BUDC has been meeting with BMW regarding the pending tenancy and build-out and that Phase II is currently on budget and on schedule.
- (i) **Northland Central Lease & Prospects Updates** – Mr. Cammarata reported that a local lending institution is interested in opening a branch location at 683 Northland. He also noted that one of the lease prospects that had considered leasing areas 2, 7 and 8 has reduced its space requirements and is focused on areas 2 and 7 only. Other prospects have expressed interest in the area 8 space. In addition, there are two prospects for the 6,000 square foot additional shed area.
- (j) **541 E. Delevan Construction Management RFQ** – Mr. Stebbins circulated the Request for Qualifications for construction management services for the redevelopment of 541 E. Delevan. The work will be performed on a phased basis. M/WBE involvement will be a component of any successful submission.
- (k) **612 Northland – Construction, Contracting & Change Order Update** – Mr. Cammarata circulated a handout regarding 612 Northland. He informed the Committee that the roof and masonry work is 100% complete, half of the plumbing is complete and 80% of the interior walls have been constructed. HVAC installation is set to start soon and the anticipated project completion is for June 2019. He also stated that 70% of the contracts are with certified M/WBE firms.
- (l) **612 Northland – Lease Prospects** – Mr. Cammarata reported that a prospect is seeking to lease space in 612 Northland with the possibility of leasing the entire 15,000+ square feet there as the only tenant. W&W Glass may take additional space in the basement of the B building.
- (m) **714 Northland Property Acquisition Update** – Mr. Bussiere reported that counsel for M&T Bank is expected to provide draft loan documents for review next week. The bank has ordered an appraisal for the property which will determine the ultimate loan amount. M&T

also accepted the current Phase 1 environmental assessment for the property. The transaction is expected to close in late February/early March.

(n) **NorDel II (BUDC)/City of Buffalo Land Swap Update** – Mr. Zanner reported that counsel for BUDC and BURA have been in contact and that BUDC will be handling all of the title work for the properties to be swapped. Title searches have been received and surveys have been ordered.

(o) **Plesh Gate & Land Swap Issues** – Mr. Bussiere reported that BUDC has approached Plesh with a proposal to leave the existing historical gate in its present location and install a new gate at the previously mutually agreed upon new location for the gate. Both parties have agreed in principle regarding the swapped parcels and mapping of the swapped areas is to commence upon confirmation of the area that Plesh is requesting for additional parking.

**3.0 Adjournment** – Upon motion made by Mr. Mehaffy, seconded by Ms. Minkel and unanimously carried, the January 22, 2019 meeting of the Real Estate Committee was adjourned at 1:35 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Kevin J. Zanner', is written over a horizontal line.

Kevin J. Zanner  
Secretary

**Owner Change Order (OCO)**  
**Draft**



Project Name:Northland Furnish  
 Equipment

OCO:OCO-0002

Gilbane Job No.:J07451.060

PCI:OS-00002

Alternate Tracking #:

Attention:

Date Issued:1/24/2019 2:51:28 PM

Owner:683 Northland, LLC c/o BUDC

Address:95 Perry Street

Suite 404

Buffalo, NY 14203 US

Architect:Primary Architect(ARCH1) Not Assigned

Gilbane Building Company submits herein a request for Change Order in the total amount indicated below for Work included in the Gilbane Building Company Potential Change Items (PCI) identified below. Contractor's quotations have been reviewed and found to be fair and reasonable for the work involved. Refer to the attached documentation for specific pricing information. Upon Owner approval, Gilbane Building Company will incorporate this amount in a final Owner Change Order document, which when executed by all parties, will change the Contract Sum and Contract Time as applicable.

Scope Of Changes: Additional Equipment installations

Description: Provide additional Electrical and compressed Air connections  
 Provide additional Tooling Equipment

Additional Description

**Attachments:**

Number	Title	PCI	Change Date	Revision
<a href="#">Sort Attachments</a>				

Job	PCI Code	Phase Code	Description	Subcontractor	Basis	Amount	Accept
J07451.060		01.009.115700.X	Training Equipment Install			\$9,692.93	<input type="radio"/> Yes <input type="radio"/> No
J07451.060		01.009.115700.X	Training Equipment Install	Frey Electric Construction Co., Inc.	Final	\$6,161.04	<input type="radio"/> Yes <input type="radio"/> No
J07451.060		01.009.115700.X	Training Equipment Install			\$1,313.38	<input type="radio"/> Yes <input type="radio"/> No
J07451.060		92.925.940580.Z	Fee			\$333.00	<input type="radio"/> Yes <input type="radio"/> No
J07451.060		99.970.950050.Z	Gen & Excess Liability Insurance			\$239.00	<input type="radio"/> Yes <input type="radio"/> No
J07451.060		99.975.996000.Z	Contractor Default Insurance			\$200.00	<input type="radio"/> Yes <input type="radio"/> No
TOTAL FOR PCI No. OS-00002					\$17,939.35		

**Submitted  
Amt:**

**\$17,939.35**

**App Amt:**

**\$17,939.35**

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Gilbane Building Company

**Gilbane Building Company**

**Signed: 1/24/2019 2:51:28 PM Eastern Standard Time - By: Brett Stiehler (Project Manager II )**

**Gilbane Building Company: 10.20.1.90**





CHANGE ORDER REQUEST: Northland WFT

Date: 1/24/19

TICKET #'S:

Scope of work: Training Center Supplies Buffalo Niagara Manufacturing Alliance

Equipment \$: \$

Materials \$: \$ 9502.87

Mark up 2%: \$190.06

Total \$: \$9692.93



## CHANGE REQUEST RECAP - TIME AND MATERIALS

Job Name:	Northland Workforce Training Center - Phase 2	Date:	1/17/2019
Contract No.:	4700000751	Change Request #9	Job No.: 17-0147-00

Description:  
T&M Sheet 46033 - Rework/Add Cord Drops in Mechatronics

Material	Material Total	Labor Type	Hours	Rate	Labor Total
Estimate Sheet #1	\$ 370.05	Electrician - F	4.0	\$ 125.00	\$ 500.00
	\$ -	Electrician - J	16.0	\$ 100.00	\$ 1,600.00
	\$ -		-	\$ -	\$ -
	\$ -			\$ -	\$ -
	\$ -			\$ -	\$ -
	\$ -		-	\$ -	\$ -
	\$ -		-	\$ -	\$ -
	\$ -		-	\$ -	\$ -
	\$ -		-	\$ -	\$ -
<b>Material Subtotal:</b>	\$ 370.05		-	\$ -	\$ -
<b>Job Expenses:</b>		<b>SubTotal Labor</b>			\$ 2,100.00
Document Control	\$ -	Tool Usage			\$ -
Travel Time Costs	\$ -	<b>Total Labor Costs:</b>			\$ 2,100.00
Telephone	\$ -	<b>SUBTOTAL(L+M+JE)</b>			\$ 2,470.05
Transportation	\$ -	Research & Layout			\$ -
Storage / Warehouse	\$ -	Material Handling			\$ -
Safety	\$ -	Clean Up Costs:			\$ -
Inspections & Permits	\$ -				\$ -
Record Drawings	\$ -				\$ -
Fuel Surcharges	\$ -	<b>SUBTOTAL:</b>			\$ 2,470.05
	\$ -	Material O & P		15%	\$ 55.51
<b>Total Job Expenses</b>	\$ -				\$ -
Qualifications & Clarifications:		Subcontract			\$ -
		Subcontract Mark-up		5%	\$ -
		<b>TOTAL:</b>			\$ 2,525.56
		Tax on Total		0.00%	\$ -
		Bond Cost		0%	\$ -
		<b>QUOTE TOTAL</b>			\$ 2,525.56

We reserve the right to correct any and all errors and omissions

CNC  
1/17/19

Seq	Phase	Description	Takeoff Quantity	Material Amount
1	16132.140	3/4 EMT THINWALL CONDUIT	120 lf	106.13
2	16132.260	3/4 S/S EMT CPLG	10 ea	4.11
3	16132.260	3/4 EMT S/S CONN	6 ea	2.16
4	16136.170	4 SQ 2-1/8D NMC BOX w/ FLT-BRKT	3 ea	23.92
5	16136.170	4 SQ FLAT COVER BLANK	3 ea	0.90
6	16070.350	12 GA 1-5/8 x 1-5/8 x 10FT GALV SOLID STRUT	20 lf	36.91
7	16070.340	1 5/8 Window Clamp	4 ea	22.04
8	16010.225	Scissor Lift	1 ea	120.00
9	16070.320	3/4 MINERALAC w/ BOLT	16 ea	3.88
10	16070.500	Hardware Allowance	1 ea	50.00

**Estimate Totals****Total Materials    370.05**



## CHANGE REQUEST RECAP - TIME AND MATERIALS

Job Name:	Northland Workforce Training Center - Phase 2	Date:	1/17/2019
Contract No.:	4700000751	Change Request #10	Job No.: 17-0147-00

**Description:**

T&M Sheet 45724 - Added Work in Welding Shop for Plasma Cutter

Material	Material Total	Labor Type	Hours	Rate	Labor Total
Estimate Sheet #1	\$ 629.63	Electrician - F	3.0	\$ 125.00	\$ 375.00
	\$ -	Electrician - J	17.0	\$ 100.00	\$ 1,700.00
	\$ -		-	\$ -	\$ -
	\$ -			\$ -	\$ -
	\$ -			\$ -	\$ -
	\$ -		-	\$ -	\$ -
	\$ -		-	\$ -	\$ -
	\$ -		-	\$ -	\$ -
	\$ -		-	\$ -	\$ -
<b>Material Subtotal:</b>	\$ 629.63		-	\$ -	\$ -
<b>Job Expenses:</b>		<b>SubTotal Labor</b>			\$ 2,075.00
Document Control	\$ -	Tool Usage			\$ -
Travel Time Costs	\$ -	<b>Total Labor Costs:</b>			\$ 2,075.00
Telephone	\$ -	<b>SUBTOTAL(L+M+JE)</b>			\$ 2,704.63
Transportation	\$ -	Research & Layout			\$ -
Storage / Warehouse	\$ -	Material Handling			\$ -
Safety	\$ -	Clean Up Costs:			\$ -
Inspections & Permits	\$ -				\$ -
Record Drawings	\$ -				\$ -
Fuel Surcharges	\$ -	<b>SUBTOTAL:</b>			\$ 2,704.63
	\$ -	Material O & P		15%	\$ 94.44
<b>Total Job Expenses</b>	\$ -				\$ -
<b>Qualifications &amp; Clarifications:</b>		Subcontract			\$ -
		Subcontract Mark-up		5%	\$ -
		TOTAL:			\$ 2,799.07
		Tax on Total		0.00%	\$ -
		Bond Cost		0%	\$ -
		<b>QUOTE TOTAL</b>			<b>\$ 2,799.07</b>

*We reserve the right to correct any and all errors and omissions*

Jc  
1/17/19

Seq	Phase	Description	Takeoff Quantity	Material Amount
1	16132.140	3/4 EMT THINWALL CONDUIT	150 lf	132.66
2	16132.260	3/4 EMT S/S CONN	4 ea	1.44
3	16132.260	3/4 S/S EMT CPLG	16 ea	6.57
4	16136.110	3/4 TYPE C MALL BDY w/ CVR & GSKTT	1 ea	10.25
5	16136.170	4 SQ 2-1/8D NMC BOX w/ FLT-BRKT	1 ea	7.97
6	16070.320	3/4 MINERALAC w/ BOLT	20 ea	4.85
7	16120.140	6 THHN 7 STR CU BLK 500R WIRE	500 lf	272.66
8	16120.140	10 THHN STR CU BLK 500 WIRE	160 lf	37.20
9	16140.150	Hubbell CS8469 Receptacle	1 ea	76.06
10	16140.150	Hubbell CS8465 Plug	1 ea	78.31
11	16136.170	4 SQ OUT CVR 1DPLX-RCPT-1/2D	1 ea	1.66

## Estimate Totals

Total Materials 629.63



## CHANGE REQUEST RECAP - TIME AND MATERIALS

Job Name:	Northland Workforce Training Center - Phase 2	Date:	1/23/2019
Contract No.:	4700000751	Change Request #11	Job No.: 17-0147-00

Description:  
Alfred Electric Lab - Add (2) Receptacles

Material	Material Total	Labor Type	Hours	Rate	Labor Total
Estimate Sheet #1	\$ 151.23	Electrician - F	5.3	\$ 125.00	\$ 662.50
	\$ -	Electrician - J	-	\$ 100.00	\$ -
	\$ -		-	\$ -	\$ -
	\$ -			\$ -	\$ -
	\$ -			\$ -	\$ -
	\$ -		-	\$ -	\$ -
	\$ -		-	\$ -	\$ -
	\$ -		-	\$ -	\$ -
	\$ -		-	\$ -	\$ -
	\$ -		-	\$ -	\$ -
Material Subtotal:	\$ 151.23		-	\$ -	\$ -
Job Expenses:		SubTotal Labor			\$ 662.50
Document Control	\$ -	Tool Usage			\$ -
Travel Time Costs	\$ -	Total Labor Costs:			\$ 662.50
Telephone	\$ -	SUBTOTAL(L+M+JE)			\$ 813.73
Transportation	\$ -	Research & Layout			\$ -
Storage / Warehouse	\$ -	Material Handling			\$ -
Safety	\$ -	Clean Up Costs:			\$ -
Inspections & Permits	\$ -				\$ -
Record Drawings	\$ -				\$ -
Fuel Surcharges	\$ -	SUBTOTAL:			\$ 813.73
	\$ -	Material O & P		15%	\$ 22.68
Total Job Expenses	\$ -				\$ -
Qualifications & Clarifications:		Subcontract			\$ -
		Subcontract Mark-up		5%	\$ -
		TOTAL:			\$ 836.41
		Tax on Total		0.00%	\$ -
		Bond Cost		0%	\$ -
		QUOTE TOTAL			\$ 836.41

We reserve the right to correct any and all errors and omissions

OK  
Add 1/23/19

Group	Description	Takeoff Quantity	Material Amount	Labor Quantity
<b>16020.000</b>	<b>ELECTRICAL DEMOLITION</b>			
	Demo Existing Electrical			
	DEMO SPECIAL PURPOSE RECEPTACLE	2		0.2 mh
	Demo Existing Electrical			0.2 hrs
	<b>ELECTRICAL DEMOLITION</b>			<b>0.2 hrs</b>
<b>16120.000</b>	<b>CONDUCTORS &amp; CABLES</b>			
	Wire, Stranded [AWG]			
	12 THHN STR CU BLK 500 WIRE	100	15.21	0.6 mh
	Wire, Stranded [AWG]		15.21	0.6 hrs
	<b>CONDUCTORS &amp; CABLES</b>		<b>15.21</b>	<b>0.6 hrs</b>
<b>16130.000</b>	<b>RACEWAY, FITTINGS &amp; BOXES</b>			
	Conduit, EMT			
	3/4 EMT THINWALL CONDUIT	20	17.69	0.9 mh
	Conduit, EMT		17.69	0.9 hrs
	Fittings, EMT			
	3/4 EMT S/S CONN	4	1.44	0.4 mh
	Fittings, EMT		1.44	0.4 hrs
	Boxes, Steel			
	4 SQ 2-1/8D Box	2	9.13	0.4 mh
	Caddie Box Hanger	4	28.85	1.0 mh
	4 SQ OUT CVR 1-SGLRCPT-1/2D	2	3.79	0.2 mh
	Boxes, Steel		41.77	1.6 hrs
	<b>RACEWAY, FITTINGS &amp; BOXES</b>		<b>60.90</b>	<b>2.9 hrs</b>
<b>16140.000</b>	<b>WIRING DEVICES</b>			
	Receptacles, Twist Lok			
	TWIST-LOCK RCPT NL18-30R	2	75.12	0.8 mh
	TWIST-LOCK RCPT NL18-30R	2	0.00	0.8 mh
	Receptacles, Twist Lok		75.12	1.6 hrs
	<b>WIRING DEVICES</b>		<b>75.12</b>	<b>1.6 hrs</b>

**Estimate Totals**

**Total Manhours** 5.3 hrs  
**Total Materials** 151.23

PROJECT: Northland Workforce Training Center  
683 Northland Ave.  
Buffalo, NY 14211

OWNERS REP.: Gilbane  
Brett Stiehler Project Manager  
(585)489-1012

Contractor Name: JR Swanson Plumbing Co., Inc.		Date: Friday, August 24, 2018	
Address: 413-103rd St. Niagara Falls, NY 14304		Field Order No.:	
Telephone No.: (716)283-3802		Change Proposal No.: CO-37	
		Additional Air Drops in Mechatronics Lab	

  

A. LABOR					
Work Description	Trade	Hours	Total Rate	Total Labor Cost	Comments
Foreman	PI	1	\$89.65	\$ 89.65	
Journeyman	PI	8	\$83.36	\$ 666.88	
				\$ -	
				\$ -	
				\$ -	
				\$ -	
				\$ -	
				\$ -	
				\$ -	
				\$ -	
				\$ -	
				\$ -	
				\$ -	
				\$ -	
				\$ -	
				\$ -	
Total from additional Labor Worksheet Extension(s) If required					
<b>TOTAL LABOR</b>				<b>\$ 756.53</b>	

  

B. MATERIAL / EQUIPMENT RENTAL					
Material Description	Quantity	Unit	Unit Cost	Material Cost	
3/4" Black T&C pipe	126	ft	\$1.47	\$ 185.22	
3/4" BM 90	8	ea	\$0.86	\$ 6.88	
3/4" BM Tees	6	ea	\$3.89	\$ 23.34	
3/4" X 2" Black nipples	6	ea	\$0.89	\$ 5.34	
3/4" BM unions	6	ea	\$4.24	\$ 25.44	
3/4" Ball Valves	6	ea	\$6.01	\$ 36.06	
3/4" X 1/2" bushings	6	ea	\$1.23	\$ 7.38	
1/2" X 1/4" bushings	6	ea	\$0.79	\$ 4.74	
3/4" S/R Hangers	12	ea	\$1.32	\$ 15.84	
1/2" X 1/4" Black nipples	18	ea	\$0.72	\$ 12.96	
1/4" Quick disconnects	6	ea	\$14.26	\$ 85.56	
Misc Hangers	1	ea	\$25.00	\$ 25.00	
Valve Tags	6	ea	\$1.29	\$ 7.74	
Line Labels	12	ea	\$3.56	\$ 42.72	
				\$ -	
				\$ -	
				\$ -	
				\$ -	
				\$ -	
Total from additional Material Worksheet Extension(s) If required					
<b>TOTAL MATERIAL</b>				<b>\$ 484.22</b>	

  

C. EQUIPMENT (From Equipment Expense Proposal)	
TOTAL EQUIPMENT	\$ -

  

D. SUMMARY		
Total Labor, Material & Equipment (A+B+C)		\$ 484.22
Mark-up 15.00%		\$ 72.63
<b>TOTAL PROPOSAL</b>		<b>\$ 1,313.38</b>

  

Signature Kevin Reagan - PM	Date Friday, August 24, 2018
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CHARGE TO  G. Bane	JOB NAME OR LOCATION 683 N. LIND  MECHANICS	JOB No. 147
E-MAIL TO:		CUSTOMER P.O. No.

WORK INSTRUCTIONS Rework 2 Existing Circuits and conduct to new locations of Equipment  
Add conduit + wire to new 4 dedication circuit to Equipment

WHITE - Customer Copy  
YELLOW - Office Copy  
PINK - Job Copy

**TOTAL MATERIAL**[illegible]

TOTAL LABOR COST

TOTAL COST



45724

100 Pearce Avenue, Tonawanda, New York 14150 (716) 874-1710 • Fax: (716) 874-0203 • www.frey-electric.com

CHARGE TO <b>Colbance</b>	JOB NAME OR LOCATION <b>683. N. Lamm Ave Welding Shop</b>	JOB No. <b>147</b>
E-MAIL TO:		CUSTOMER P.O. No.

The undersigned authorizes FREY ELECTRIC CONSTRUCTION CO., INC. to perform the following work or change.

WORK INSTRUCTIONS **ADD undert wire, Receptans and cover cap For  
480V 1φ plasma cutter**

QUANTITY	DESCRIPTION	COST		
		PRICE	PER	AMOUNT
150'	3/4 EMT			
4	3/4 EMT connectors			
16	3/4 EMT caps			
1	3/4 E' w/cover			
1	4" Sq Box			
20	3/4 Supp 23			
500'	#6 THHN			
160'	#10 THHN			
1	Husco 11 CS8469 Receptacle			
1	" CS8465 Plug			
1	4" Sq Cover			

SIGNATURE ACKNOWLEDGES TIME AND MATERIAL USED BUT DOES NOT CHANGE CONTRACTUAL OBLIGATIONS OF EITHER PARTY.

PCI #: **05-02** Date: **11/19/19**

GBCO Supt: **[Signature]**

WHITE - Customer Copy  
YELLOW - Office Copy  
PINK - Job Copy

## TIME & MATERIAL SHEET

WEEK ENDING	EMPLOYEE	SUNDAY		MONDAY		TUESDAY		WEDNESDAY		THURSDAY		FRIDAY		SATURDAY		TOTAL MATERIAL	HOURS	RATE	AMOUNT
		REG.	O.T.	REG.	O.T.	REG.	O.T.	REG.	O.T.	REG.	O.T.	REG.	O.T.	REG.	O.T.				
11/12/18	V. Velez					1		2											
	B. Bailey							8		4		1							
	P. Hughes									4									

No verbal agreement or understanding shall be binding unless included in this order.

TOTAL LABOR COST

SERVICE TRUCK

TOTAL COST

Authorized by: \_\_\_\_\_ Date: \_\_\_\_\_

## TIME AND MATERIAL WORK ORDER

Job Name: NORTHLAND WORKFORCE Date 8/24, 20 18  
Location: 683 NORTHLAND AVE JOB NO. 347010

☒ THIS JOB IS COMPLETED

19

## TIME AND MATERIAL WORK ORDER

Page 2 of 2 PagesDate 8/24

, 20 18

JOB NO. 347010

DESCRIPTION: MATERIAL CONT. FROM PAGE 1

☒ THIS JOB IS COMPLETED

☐ THIS JOB IS NOT COMPLETE[illegible]

### Attach Material Receipts

Quan.	Item	Catalog No.	Price	Unit	Amount
12	3/4" S/R HANGERS				
18	1/2" x 1/4" BLACK NIPPLES				
6	1/4" QUICK DISCONNECTS				
1	MISC. HANGERS				
6	VALVE TAGS				
12	LINE LABELS				

EQUIPMENT USED												
Type	Model No.	M	T	W	T	F	S	Tot. Hours	Operated Rate	Equipment Rate		Extension
										Total ►		

BY

BY

White - Office Copy / Yellow - Customer



**Prentice**

OFFICE ENVIRONMENTS

472 Franklin Street • Buffalo, New York 14202  
Telephone (716) 884-8452 • Fax (716) 884-0894

# Quotation

Page 1 / 4

Quote	Quote Date	Customer Order	Customer	Account Representative	Project
92078	01/24/19		2365	MURRETT, BETSY	

## Quote To

BUFFALO URBAN DEVELOPMENT CORP  
95 PERRY STREET  
SUITE 404  
BUFFALO NY 14203-3030

## Ship To

BUFFALO URBAN DEVELOPMENT CORP  
c/o NORTHLAND WTC  
BUFFALO NY 14203-3030

Phone +1 (716) 856-6525

Terms NET TEN DAYS

Phone +1 (716) 856-6525

Line	Quantity	Catalog Number / Description	Unit Price	Extended Amount
1	20	WAREHOUSE MAN-HOUR AT PREVAILING WAGE  LABOR ONLY. NO CHARGES FOR WAREHOUSING / HOLD OF FURNITURE  FURNITURE SHIPPED TO AND HELD AT PRENTICE WAREHOUSE - - SPACE WAS NOT READY PER SCHEDULE AND THERE WAS NO SPACE TO STORE ON SITE  LABOR INCLUDES MANPOWER TO UNLOAD TRUCK, PLACE IN SAFE STORAGE, EVENTUALLY PULL FROM STORAGE, LOAD TRUCKS, DELIVER TO SITE  INSIDE DELIVERY AT SITE NOT INCLUDED IN THESE HOURS AS THOSE HOURS WERE COVERED IN CONTRACT	80.00	1,600.00
2	37	CARRY UP MAN-HOUR AT PREVAILING WAGE  ELEVATORS WERE NOT AVAILABLE THROUGHOUT THE INSTALLATION -  CARRY UP FURNITURE TO SECOND FLOOR EXECUTIVE OFFICES, COMMON AREAS, AND	80.00	2,960.00



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## Quotation

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(cont'd)

Quote	Quote Date	Customer Order	Customer	Account Representative	Project
92078	01/24/19		2365	MURRETT, BETSY	

Line	Quantity	Catalog Number / Description	Unit Price	Extended Amount
3	43	<p>CLASSROOMS</p> <p>6/11/18 8 MEN @ 3 HOURS EACH = 24</p> <p>6/12/18 4 MEN @ 3 HOURS = 12 1 MAN @ 1 HOUR = 1</p> <p>HANDLING / DELAYS MAN-HOUR AT PREVAILING WAGE</p> <p>DELAYS CAUSED BY -</p> <p>ROADWORK - NOT ABLE TO ACCESS BUILDING WITH TRAILER</p> <p>6/12/18 - APPOINTED START / ARRIVAL 8 MEN @ 1 HOUR = 8</p> <p>DOUBLE HANDLING - MOVE FURNITURE TO STORAGE (ON SITE) AND BACK AGAIN DUE TO CONSTRUCTION DELAYS ROOF LEAKS, INCOMPLETE CONCRETE POLISH, INCOMPLETE PAINT, INCOMPLETE WINDOW SILLS, INCOMPLETE CARPET INSTALLATION. MOVE FURNITURE STORED ON SITE TO CLEAR SPACE FOR GILBANE OFFICE BUILD</p> <p>7/20/18 - 4 MEN @ 1 HOUR = 4</p> <p>7/25/18 3 MEN @ 1 HOUR = 3</p> <p>10/1/18; 10/2/18; 10/15/18 4 MEN @ 7 HOURS = 28</p>	80.00	3,440.00



**Prentice**  
OFFICE ENVIRONMENTS

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## Quotation

Page 3 / 4  
(cont'd)

Quote	Quote Date	Customer Order	Customer	Account Representative	Project
92078	01/24/19		2365	MURRETT, BETSY	

Line	Quantity	Catalog Number / Description	Unit Price	Extended Amount
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### QUOTATION TOTALS

Sub Total	8,000.00
NYS TAX EXEMPT	0.00
Grand Total	8,000.00

End of Quotation



Quote	Quote Date	Customer Order	Customer	Account Representative	Project
92078	01/24/19		2365	MURRETT, BETSY	

**Terms and Conditions of Sale**

**Prices:**

Prices quoted are computed from current factory Price Lists and are subject to change. Prices quoted may not include sales, use or excise taxes imposed by a government body. Required taxes will be added to the invoice at time of billing. Buyers who are exempt from taxes shall provide Prentice Office Environments with copies of exemption certificates upon acceptance of this proposal. Buyer is responsible for self-assessment of any and all applicable taxes due to jurisdictions out of Prentice Office Environments nexus.

**Changes and/or cancellations:**

Our acceptance of an order is final and binding and any subsequent changes in quantity or specifications are subject to approval by Prentice Office Environments. Any charges incurred as a result of changes made by the buyer shall be borne by the buyer. All requests for changes of specifications shall be delivered to Prentice Office Environments in writing. Orders for items from a rapid ship or from a stocking program cannot be changed or canceled.

**Delivery and Installation:**

In the event that delivery and/or installation is required as a part of the proposal, the following provisions shall apply:

- Conditions of Job Site** – The job site shall be clean, clear and free of debris prior to installation. If job site is not available on the mutual agreed upon customer required date, Prentice Office Environments will store product of less than one trailer (16,000 lbs.) without charge for 30 days. Thereafter, normal storage charges will be assessed and paid by buyer. In addition charges will be assessed to the buyer for additional handling on redirecting of product at a standard hourly rate. All orders in excess of one trailer must be accepted on the original required date. Any resultant storage charges will be incurred by the buyer.
- Job Site Services** – Electric current, heat, adequate lighting, hoisting and/or elevator service will be furnished without charge to Prentice Office Environments. Further, during scheduled deliveries, Prentice Office Environments will be granted dedicated access to the hoisting and/or elevator service. Adequate facilities for off-loading, staging, moving and handling of merchandise shall be provided without charge to Prentice Office Environments. Adequate facilities implies a loading dock or loading zone that is not obstructed by traffic, parking restrictions, dumpsters, trades, other deliveries, etc. and that can accommodate deliveries by tractors hauling 53' trailers.
- Delivery During Normal Business Hours** – Delivery and installation will be made during normal working hours. Additional labor costs resulting from overtime work performed at buyer's request or resulting from labor or building conditions/restrictions will be passed on to the buyer.
- Erection and Assembly** – Prentice Office Environments ability to erect or assemble furniture shipped knocked down or to permanently attach, affix or bolt in place movable furniture is often dependent on jurisdictional agreements between trade unions at the job site. If trade jurisdictions enforced at the time of installation require on-site tradesmen to complete the installation, the additional cost will be borne by the buyer. Delivery of unusual items requiring special handling such as insulated files, safes, conference tables, counter tops, etc., shall be charged to buyer at applicable commercial rates for such handling.
- Protection of Delivered Goods** – When furnishings are delivered and brought onto the job site as scheduled, they shall be inspected and accepted by the buyer at time of delivery. The responsibility for the security and safeguarding of delivered furnishings shall pass to the buyer upon delivery.
- Construction Delays** – In the event construction delays or other causes not within Prentice Office Environments control force postponement of the installation, Prentice Office Environments will store the furnishings until installation can be resumed. Buyer shall be responsible for transfer and storage charges incurred. The stored furnishings will immediately be invoiced under normal payments terms. Prentice Office Environments' shall have reasonable time to deliver and install product when site is available after causes of delay have been eliminated.

In the event that delivery and installation activity occurs while construction is ongoing, Prentice Office Environments reserves the right to recover reasonable delay claims caused as a result of such activity.

**General Liability:**

No liability shall accrue against Prentice Office Environments as a result of any breach of these terms and conditions resulting from any strike, lockout, work stoppage, accident, Act of God, or other delay beyond Prentice Office Environments control.

**Payment Terms:**

A deposit is required with an initial order. Upon credit review, the amount of the deposit and credit terms for each buyer will be established. Deposits are required if manufacturer(s) or service provider requires a deposit. All custom products or C.O.M.'s require payment in full with order and are non-cancelable.

Terms and conditions as set forth herein may be altered only upon approval of both the buyer and Prentice Office Environments, unless other terms have previously been established.

A service charge of 1 %/per month will be assessed on unpaid balances after invoiced due date. Balance is due in full net 10 days from date of invoice. Partial shipments when accepted and invoiced are payable and shall not be held for undelivered items or open punch list items.

March 2016

ACCEPTED BY \_\_\_\_\_ TITLE \_\_\_\_\_ DATE \_\_\_\_\_