

# Buffalo Urban Development Corporation

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## Real Estate Committee Meeting Tuesday, May 23, 2017 at Noon BUDC - ECIDA Vista Room 95 Perry Street, 4<sup>th</sup> Floor, Buffalo, NY 14203

### Agenda

- 1) Approval of Minutes – Unofficial Meeting Notes of 4/18/2017 (*Information*)
- 2) Central Terminal – Urban Land Institute Study Funding (*Recommendation*) (*Enclosure*)
- 3) Northland Corridor
  - a) Watts Assignment #14 for Northland Section 106 Compliance & Partial Implementation (*Recommendation*) (*Enclosure*)
  - b) Watts Assignment #15 for 683 Northland Construction Phase Services (*Recommendation*) (*Enclosure*)
  - c) 612 Northland – Phase I Construction (Asbestos Abatement) Proposal (*Recommendation*)
  - d) 612 Northland – Kathy Kinan Consulting Services Agreement (*Information*)
  - e) 537 E. Delavan – Exterior Repairs for Albright Knox Mural (*Information*) (*Enclosure*)
  - f) 683 Northland – LiRo Environmental Inspection Services (*Information*) (*Enclosure*)
  - g) 683 Northland – Gilbane Preliminary Hazmat/Asbestos Bid Results (*Information*)
  - h) 683 Northland – Rehabilitation Tax Credits (*Information*)
  - i) 683 Northland – Community Workforce Agreement Concepts (*Information*)
  - j) 683 Northland – ECIDA Incentive Application (*Information*)
  - k) Restore NY Funding (*Information*)
  - l) BUDC/COB CDBG Funding Agreement (*Information*)
  - m) COB DPW Road & ROW Project (*Information*)
  - n) Purchase of Various COB Properties/1669 Fillmore Remediation (*Information*)
  - o) Campus Branding Consultant (*Information*) (*Enclosure*)
  - p) Art in Public Spaces Committee (*Information*)
  - q) Community Outreach (*Information*)
- 4) 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
- 5) Adjournment (*Action*)

FOR THE EXCLUSIVE USE OF CHOCIENI@ECIDANY.COM

From the Buffalo Business First:

<http://www.bizjournals.com/buffalo/news/2017/05/05/as-the-central-terminal-turns-urban-land-institute.html>

## As the Central Terminal turns: Urban Land Institute to study site for reuse

SUBSCRIBER CONTENT:

May 5, 2017, 2:11pm EDT Updated: May 5, 2017, 2:24pm EDT

The future of the Central Terminal is taking another turn as the group overseeing the historic landmark said Friday that the Urban Land Institute will conduct a comprehensive study of the site for potential reuse.

The announcement from the Central Terminal Restoration Corp. said the study will be paid for by fundraising and donations from the city of Buffalo and the state of New York though no cost was given. The study is to be completed by June 30, 2017.

It also means an end to the designated developer agreement with Harry Stinson's JSK International will expire on May 24, 2017. The agreement, which was extended for six months on November 18, 2016, will not be renewed.

Stinson was brought on board a year ago with the hope for a redevelopment of the structure on the East Side. In March there was word Stinson would acquire the property for two dollars and lead a \$200 million renovation.



PHOTOGRAPHER: JIM COURTNEY

Walking through the Central Terminal concourse takes a person back in time to the 1930s and 1940s. The nonprofit Central Terminal Restoration Corp. worked on the complex in recent years.

"We feel at this time that it's in the best interest of the building, our members and volunteers and our East Side neighbors to pursue a different direction for the ultimate redevelopment of the Central Terminal," said Jim Hycner, chairman of the CTRC board of directors.

An effort, led by Rep. Brian Higgins, D-Buffalo, to bring train service back to the terminal was thwarted last month when a committee opted to build a new train station closer to downtown Buffalo.

"CTRC's decision to maintain full ownership rights to the Central Terminal and pursue a relationship with the Urban Land Institute is fantastic news that will keep this landmark in responsible, local hands and provide this community with good information about future use of the site that is in the best interests of the Central Terminal and the surrounding neighborhood," said Higgins. "The Urban Land Institute has a great record of accomplishment here in Western New York and around the world."

ULI, the world's largest group of real estate and land use experts, has worked on several area properties in recent years. That list includes One Seneca Tower, Richardson Olmsted Complex, the Artspace Buffalo Lofts, and the old Millard Fillmore Gates Circle Hospital.

CTRC recently secured \$250,000 for electrical upgrades from New York state and Assemblywoman Crystal Peoples-Stokes, D-Buffalo, for the terminal which also has been booked for 40 public events this year.

The Central Terminal opened in 1929 to serve more than 200 trains and 10,000 passengers daily, but officially closed as a train station in 1979.

CTRC took control of the building in 1997.

Said CTRC Board of Directors member Mark Lewandowski: "We as a board are committed to the long-term renovation and reuse of the Central Terminal, and we look forward to getting an extensive study from the ULI to determine our best next steps for this

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May 11, 2017

Mr. Peter Cammarata, President  
Buffalo Urban Development Corp.  
95 Perry Street, Suite 404  
Buffalo, NY 14203

Re: **Northland Corridor Redevelopment Project, BUDC 2016-1**  
**Assignment 14 – Northland Corridor, Section 106 Compliance, Partial Implementation**  
**Proposal No. 17-279**

Dear Mr. Cammarata:

Watts Architecture & Engineering (Watts) is pleased to submit this proposal to provide the above-referenced services. Our proposal is presented in the following sections: Scope, Detailed Scope, Deliverables, Expected Schedule, Technical Assumptions and Exclusions, and Compensation.

**SCOPE OF SERVICES**

Services are expected to include the development and management of the implementation of the mitigation plans for the regulatory review (Section 106) process approved in the Memorandum of Agreement, dated 2/2/17, for demolition at 537 E. Delavan (See Attachment 1). The Watts' Team will provide historic preservation consulting services for this campus-wide compliance program. This work order is identified as **partial implementation** of the Federal Section 160 Compliance work order and includes services to address the demolition work at 537 E. Delavan, an Interpretation Plan, and Public Art Committee Participation. Work involving 777 Northland will be included in a future Implementation Work Order.

**DETAILED SCOPE**

- I. Mitigation/Documentation for the building/building portions to be razed at 537 East Delavan (Houde Engineering Complex).
  - A. Complete photographic documentation. This includes completing additional photography, labeling and assembling the photos following archival standards as required by the MOA.
  - B. Prepare historic narrative.
  - C. Assemble drawings.
  - D. Prepare reports.
  - E. Package full submissions.
  - F. SHPO communication: emails and phone calls with SHPO.
  - G. Identify local repository: discussions with local repositories such as Buffalo History Museum to identify another repository as required by the MOA.

- II. Develop interpretive plan: Watts, a through contract with Barbara A. Campagna A&P, is proposing to team with Exhibit Designer Brian McAlonie of Thinking Outside the Square, Inc. to work on the design and development of the interpretive plan and exhibition design. Brian McAlonie's resume is attached to this proposal as Attachment 01.
  - A. Develop Exhibit for Workforce Training Center Gallery.
    - 1. Assemble research: review research already assembled for previous phase and 683 Northland National Register nomination. Identify and conduct additional research, if needed.
    - 2. Identify graphics, photos, artifacts: This may include the pattern wall, patterns, historic photos, maps etc.
    - 3. Prepare story board options: BAC and the exhibit designer will prepare up to three (3) design and story options for the gallery.
    - 4. Develop & design exhibition: BAC and the exhibit designer will design the exhibition. Fabrication and installation costs are not included in this work order as they will depend upon the option selected by BUDC.
  - B. Meetings: 8 hours for team meetings included and conduct public meeting(s) if requested. (Facilitating two public meetings will be included in this base proposal)
- III. Participate in Public Art Committee.
  - A. Public art committee meetings: attend public art committee meetings.
  - B. Public art RFQ walk-through: attend public art proposer walk-throughs.
  - C. Artist coordination: assist with artist coordination.
  - D. Art installation coordination: assist with art installation review and coordination.
- IV. Review of Documents for 612 Northland
  - A. Review of Kathleen Kinan's documents for the rehabilitation of the Houde Complex buildings now known as 612 Northland.
  - B. SHPO Communication: emails and calls with SHPO to discuss this work.
  - C. SHPO Submission: submission of appropriate documentation via CRIS for SHPO review and discussion.

### DELIVERABLES

The following deliverables will be completed:

- A. Documentation report and photography of 537 E. Delavan;
- B. Storyboard options and design of gallery exhibition (installation, fabrication and construction administration not included in this work order); and
- C. SHPO submission of 612 Northland work.

**EXPECTED SCHEDULE**

Watts will begin the work upon authorization and a mutually agreed upon start date. *Assignment 14 Northland Corridor, Section 106 Compliance, Implementation* will take approximately 4-6 months. Participation with the Public Art Committee will be conducted as required by the Buffalo Art Commission and BUDC. The Watts' Team will work closely with BUDC to expedite meetings and resolution.

**TECHNICAL ASSUMPTIONS AND EXCLUSIONS**

- A. This proposal excludes any other architectural and engineering services not specifically listed under scope of services.
- B. Our proposed fees are based upon the scope and schedule as outlined above. Should the project schedule be unreasonably delayed through no fault of Watts, such delay shall constitute accepted cause for additional compensation. Delays and changes to the scope will be billable at the standard hourly rates in effect when the services are performed.

**COMPENSATION**

Compensation required for the Scope of Services indicated above will be in accordance with the prices below. Any services required beyond the above described Scope of Services will be performed under a separate Assignment. Our invoices will be submitted on a monthly basis with terms of net 30 days. The prices in this proposal are firm for 30 days from the date shown, but thereafter are subject to change without notice.

**Northland Corridor, Section 106 Compliance (Lump Sum) ..... \$99,510.00**

We appreciate the opportunity to present this proposal and look forward to working with you on this project. Should you have any questions or need additional information, please do not hesitate to contact me at (716) 206-5149.

Sincerely,

**WATTS ARCHITECTURE & ENGINEERING**



Edward O. Watts Jr., AIA  
Principal

Attachments: Brian McAlonie Resume  
Memorandum of Agreement  
Staffing Estimate – Watts Architecture & Engineering; dated 5/08/2017  
Staffing Estimate – BAC | A+P; dated 5/03/2017

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May 11, 2017

Mr. Peter Cammarata, President  
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95 Perry Street, Suite 404  
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Re: **Northland Corridor Redevelopment Project, BUDC 2016-1**  
**Assignment 15: 683 Northland Avenue, Construction Phase Services**  
**Proposal No. 17-280**

Dear Mr. Cammarata:

Watts Architecture & Engineering (Watts) is pleased to submit this proposal to provide the above-referenced services. Our proposal is presented in the following sections: Scope, Detailed Scope, Deliverables, Team, Expected Schedule, Technical Assumptions and Exclusions, and Compensation.

## SCOPE

Services will include: services during the bidding, construction and post-construction phases of the project, for work as described in the Contract Documents and let for bidding. Watts will act as the representative of the Owner to check that the quality of construction is consistent with the intent of the design. This proposal is predicated on an estimated construction cost of \$42 million dollars.

## DETAILED SCOPE

### I. Bid Phase Support Services:

#### A. Response to Bidder Questions:

1. Watts will provide written responses to questions received from Bidders during the allowable time period.
2. Questions and appropriate responses will be evaluated for cost impacts to the Construction Cost Estimate prepared during the Final Issue phase.
3. Questions with cost impacts will be addressed via addendum.

#### B. Preparation of Addenda to Contract Documents:

1. Per request by Gilbane Building Company, acting as Construction Manager (CM) changes to drawings and specifications will be issued on full drawing sheets and/or complete specification sections, submitted to CM electronically, with changes indicated by clouding and addendum number.
  - a. Printed addenda sheets and specifications will be furnished to the Owner's team.

- b. All changes in the addendum will be explained on an addendum form.
2. Addenda will be submitted to the CM for issuance to Bidders.

**II. Construction Administration Services:**

- A. Construction Progress Meetings: Watts will attend biweekly Construction Progress Meetings led by the CM.
  1. Watts will not keep or distribute Meeting Minutes associated with these meetings.
- B. Construction Site Visits: Watts will visit the site in coordination with Construction Progress Meetings and in interim weeks to observe progress and conformance to the documents.
- C. Submittals: Watts will review submittals for compliance with the contract documents and monitor the quality and timeliness of the submittals.
  1. Watts will download and upload electronic submittals through Bluebeam; Gilbane's choice of web based construction collaboration systems.
  2. Watts will notify the Owner of Contractor-proposed product substitutions, deviations and detail changes.
- D. Requests for Information (RFIs): Watts will promptly respond to Contractor-submitted RFIs.
  1. Watts will download, respond to, and upload electronic RFIs through Bluebeam.
  2. Per request by the CM, changes to drawings and specifications will be issued on full drawing sheets and/or complete specification sections, submitted to the CM electronically, with changes indicated by clouding and date of issuance.
  3. Printed construction sketch sheets and specifications will be furnished to the Owner's team.
- E. Information Bulletins: Watts will issue Information Bulletins as required and notify the Owner of scope changes.
  1. For clarifications that affect the project scope, Watts will prepare and issue Information bulletins to the Construction Manager electronically.
  2. Printed Information Bulletins will be furnished to the Owner's team.
- F. Review of Change Orders: Watts will perform reviews of Change Orders as directed by the Owner and CM.
- G. Punch List Site Visits:
  1. Watts will visit the site a maximum of two (2) times following notification of completion of up to 20 separate contracts for General, Plumbing, Fire Protection, Site/Civil work, Electrical and HVAC work. Contractors' comprehensive list of items to be completed to determine substantial completion shall be submitted to Watts prior to each visit.
  2. The Watts Team will prepare a Punch List Report following each Punch List site visit and submit to the Owner and CM.

- H. Watts will work with the design team, the Owner and CM in combination with Assignment 09: Sustainability Planning, to document LEED credits through LEED online.
1. The Watts team will complete design related LEED Documentation Templates via LEED Online under *Assignment 13: 683 Northland Construction Documents Services*.
  2. The Construction Manager will be responsible for the collection of Construction-related documentation and its completion through LEED Online.
    - a. Administration duties will include: Owner assistance with completion of Project Information Forms, recommendations regarding Innovation Credits, review and recommendation for improvement of the Owner *Project Requirements and Basis of Design* documents required for Fundamental Commissioning, and maintenance of the LEED Checklist to respond to the development of the project and its documentation.
  3. Watts will provide Basic Commissioning services for compliance with Energy and Atmosphere (EA) Prerequisite 1: Fundamental Commissioning of Building Energy Systems.
    - a. Commissioning Services will include activities during the construction and post construction phases of the project.
      - a. Construction Phase:
        - i. Conduct Contractor commissioning kickoff meeting
        - ii. Review contractor submittals
        - iii. Perform construction period site visits to assess conformance with commissioning requirements
        - iv. Witness and document selected contractor tests (defined in specifications)
        - v. Witness and document building envelope functional testing
        - vi. Review balancing reports
        - vii. Maintain a Masters Issues Log
      - b. Post construction phase: Commissioning testing is defined as occurring after construction is complete as it documents completed systems.
        - i. Coordinate and witness Functional Performance Testing
        - ii. Review O&M manuals for commissioned systems
        - iii. Review and witness selected Operator training
        - iv. Generate the Commissioning Record Summary Report
        - v. Conduct off-season and deferred functional performance testing and issue report addendum



4. Watts will submit Construction Related Credits via LEED Online to the GBCI for review and final approval.

**III. Post Construction Services:**

- A. Review of Operations and Maintenance Manuals (O&M) Manuals and Training Programs:
  1. Watts will review completed Contractor's O & M submittals approved as complete by the CM. Complete and comprehensive Manuals will be submitted to the Owner and CM.
  2. Watts will review Training Program documentation for completeness and attend each training program. Watts will review each training DVD submitted.
- B. As-Constructed Documentation: Watts will prepare final drawings and specifications incorporating changes made as a result of addenda, Information Bulletin and field changes.
  1. Watts will document minor changes made in the field during construction using documentation submitted by the Construction Manager recording such changes.
- C. The Watts Team will work with the Owner and CM to complete the LEED Certification process. The completion of the LEED Certification process can take up to 1-year post construction for finalization.

**IV. Quality Management:** Watts will proactively manage design team related quality and project coordination by incorporating the following measures into the process:

- A. Communication: Watts will frequently communicate with the design team, the Owner and Construction Manager as required for the project.
- B. Coordination: Watts will provide ongoing coordination of the design disciplines.

**DELIVERABLES**

The following documents will comprise the product of Assignment 15: 683 Northland Avenue, Construction Phase Services:

- A. Documentation of changes to the design during the bid period in the form of Addenda.
- B. Documentation of changes to the design during construction in the form of "Construction Sketch" sheets (SKs) or as issued by Information Bulletin (IBs)
- C. A final, complete document set capturing As-Constructed conditions.
- D. A completed Commissioning Report, uploaded to LEED Online.

**TEAM**

We have assembled our team with the necessary expertise to handle this assignment. We intend to make available all of our in-house services in support of the team, as well as the support of our consultant team which provides specialty services within their disciplines.

Our subconsultant team will be engaged as follows:

- A. B/ A +C (WBE) will provide historic preservation services.
- B. EDR (WBE) will provide landscape architecture.
- C. Popli (MBE) will provide mechanical engineering.
- D. Roth Consulting Group (WBE) will provide commercial kitchen design services.
- E. Syracuse Engineers (WBE) will provide structural engineering.
- F. Southtown Audio Video (WBE) will provide audio/video services.
- G. SWBR Architects will provide architectural support services.
- H. Watts will provide project management, architectural services, and electrical, plumbing, fire protection, structural, and civil engineering services.

### EXPECTED SCHEDULE

Watts will begin the work upon authorization and a construction start date of approximately June 12, 2017. We expect Assignment 15: 683 Northland Avenue, Construction Phase Services will be approximately two years in duration: the building is expected to be substantially complete by July 2018; the delivery of a LEED-Certified building and plaque may follow substantial completion by as much as one-year.

### TECHNICAL ASSUMPTIONS AND EXCLUSIONS

- A. This proposal excludes any other architectural and engineering services not specifically listed under Scope of Services.
- B. Environmental Services including interior and exterior monitoring of construction activities is not included in this proposal and is being provided under a separate contract.
- C. This proposal excludes building environmental field investigations, collection of samples and laboratory testing services.
- D. The costs associated with the Building Envelope Functional testing are the responsibility of the contractors responsible for the envelope itself. The Commissioning agent is responsible for generating the prefunctional checklists and the functional test procedures and observing the latter. This testing shall be conducted during the construction phase as soon as the envelope enclosure is established. Documentation of this portion of the commissioning shall be documented in a supplemental report.
- E. Our proposed fees are based upon the scope as outlined above. Should the project schedule be unreasonably delayed through no fault of Watts, such delay shall constitute accepted cause for additional compensation. Delays and changes to the scope will be billable at the standard hourly rates in effect when the services are performed.

### COMPENSATION

Compensation required for the Scope of Services indicated above will be in accordance with the prices below. Any services required beyond the above described Scope of Services will be performed under a separate assignment. Our invoices will be submitted on a monthly basis with terms of net 30 days. The

prices in this proposal are firm for 30 days from the date shown, but thereafter are subject to change without notice.

**Construction Phase Services Total (Lump Sum) ..... \$1,001,095.00**

We appreciate the opportunity to present this proposal and look forward to working with you on this project. Should you have any questions or need additional information, please do not hesitate to contact me at (716) 206-5149.

Sincerely,

**WATTS ARCHITECTURE & ENGINEERING**

Edward O. Watts Jr., AIA  
Principal

Attachments: Staffing Estimate – Watts Architecture & Engineering; dated May 11, 2017  
Staffing Estimate – BAC A+P; dated May 11, 2017  
Staffing Estimate – EDR Landscape Architects; dated May 10, 2017  
Staffing Estimate – Popli Design Group; dated May 10, 2017  
Staffing Estimate – Syracuse Engineers; dated May 09, 2017  
Staffing Estimate – SWBR Architects; dated May 11, 2017



**537 East Delavan Ave**

**Exterior Renovations**

**For Artist Mural**

**May 11, 2017**

**Quote 3**

500 SENECA STREET, SUITE 4-2, BUFFALO, NY 14204

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3480 GROUP INC IS RECOGNIZED AS A NEW YORK STATE CERTIFIED MINORITY BUSINESS ENTERPRISE (MBE)

Robert Sanders and Marie Carone, Watts Architecture & Engineering

On behalf of **3480** Group, I am pleased to present this proposal and 2nd quote to Watts A&E for the exterior renovations at 537 East Delavan Ave, Buffalo NY.

**3480** Group is a multi-disciplinary company that specializes in Communications (wired & wireless), Information Systems, Commercial Construction, and Renewable Energy services.

The leadership that oversees the direction and management of **3480** Group are seasoned professionals having over 85 years of combined business experience in wireless technology, construction, and renewable energy. Additionally, our company has aligned itself with a number of key strategic partners who supplement our capabilities that gives us a significant advantage in the marketplace.

## 1. Preface

The request is for a revised quote to provide service and material to renovate the exterior wall of 537 East Delavan Ave in Buffalo NY for the preparation of a Mural to be painted on the building.

## 2. Materials

Material	Description	QTY
Metal Studs 20 gauge	Metal Studs- 1 5/8" x 8'-0"	75
Metal Track 20 gauge	Metal Track- 1 5/8" x 10'-0"	36
Drip Cap	Metal Drip Cap	15
DensGlass	DensGlass- 5/8" x 4'-0" x 8'-0"	40
Man Lift	All-Terrain Scissors Lift	1
Refuse Container	Dumpster- 30 yard- \$600.00	1
Porta Pott	Portapotty- \$200.00	1
Fastener & Screws	Fasteners and Screws to install sheathing and studs/track	Misc.

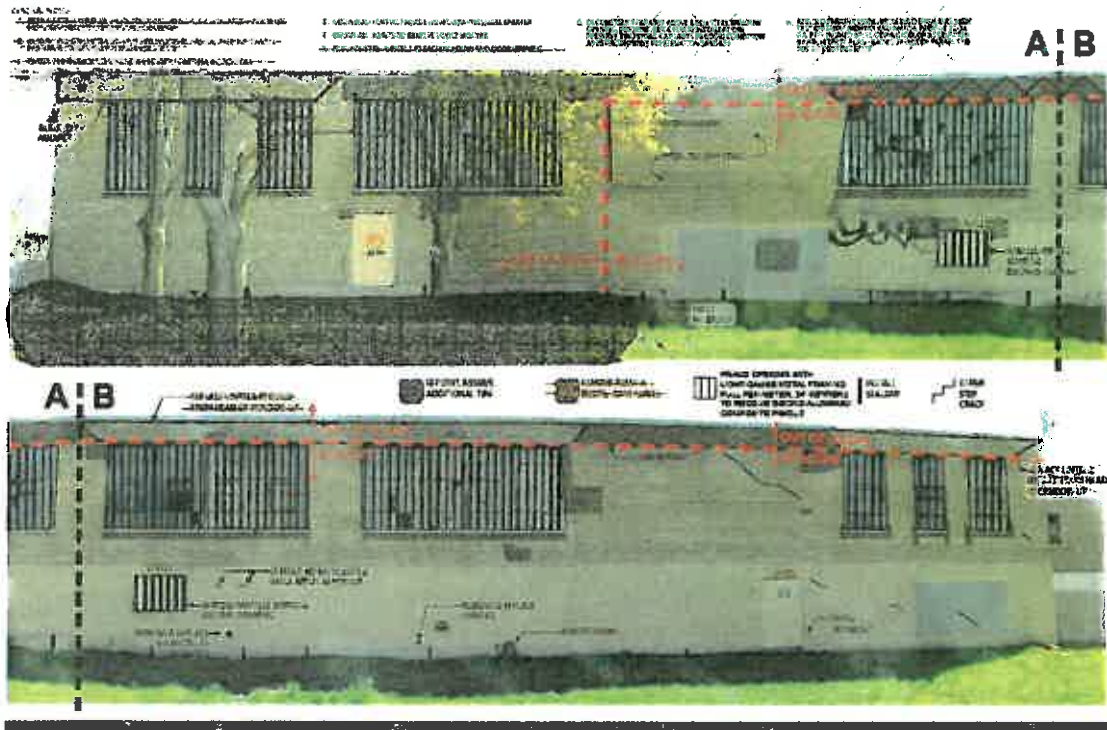
## 3. Installation Scope of Work (SOW)

Scope of work will include all items described below unless we are directed to modify the revised scope that was provided.

### Masonry

Furnish Labor, material and equipment to clean and pressure wash facade using Low-Pressure sprayer. Brush all joints to remove all loose mortar. All work will be performed from a scissor lift.

Repoint areas shown in picture, and assume an additional 10%. Repair step cracks areas as shown in picture;



Remove and replace 12 bricks in areas shown in picture, remove all plywood/metal plates and infill holes with grout, at areas shown in picture. Install sealant at areas shown in picture.

**Framing**

Install metal framing in front of existing large metal windows. Metal framing will be on 24" centers. DensGlass panels installed onto the metal framing. Particle board will be removed. For all lower window openings framing process will be identical to the large windows.

**4. Permits**

It has been determined that since this is a repair only project, permits will not be required.

**5. Project Management**

3480 Group will have a Project Manager at the site daily to ensure subs are on site, work is being accomplished per scope of work and schedule is met or exceeded.

## 6. Exclusions

Sales Tax

In the event hazardous materials are discovered, the removal, handling and/or disposal of hazardous materials is not included in this quote.

Winter heat & protection

## 7. Project Start

All work can start within 5 days of receipt of Purchase Order or acceptance of this contract.

## 8. Price

<b>Service</b>	<b>Price Quoted</b>
Masonry Cleaning & Repair	\$9,939.00
Framing	\$9,804.00
Total	\$19,743.00
Project Management 5%	\$987.15
Profit and Overhead 10%	\$1,974.30
<b>Total Project Price</b>	<b>\$22,704.45</b>

Thank you, in advance, for your consideration.

Respectfully submitted by:

Accepted by:

Garry Bowling, VP of Special Projects

Robert Sanders, Watts A&E





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

690 Delaware Avenue, Buffalo, NY 14209 Telephone 716.882.5476 Facsimile 716.882.9840 www.liro.com

May 15, 2017

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

RE: 683 Northland Avenue – Environmental Remediation Inspection and Asbestos Project Monitoring

Mr. Cammarata,

LiRo Engineers, Inc. (LiRo) is pleased to submit this proposal to Buffalo Urban Development Corporation (BUDC) to provide Asbestos Project Monitoring and Environmental Remediation Inspection Services in support of the 683 Northland Avenue Environmental Abatement and Cleanup Project. Watts Architecture and Engineering (Watts) will support LiRo's staff and provide Asbestos Project Monitoring and Air Sampling services during asbestos abatement activities.

#### **Scope of Work**

Under our Contract with the Buffalo Urban Development Corporation, LiRo has advanced the Design Phase of the project through completion of the Construction Document Phase. The services to be provided under this Contract include:

- Bid Support Services
- Environmental Inspection Services During Construction
- Contract Closeout Phase Services

The environmental work at 683 Northland Avenue includes: complete removal of universal waste and non-fixed interior equipment and furnishings; removal of asbestos containing materials; removal of regulated petroleum storage tanks; removal of PCB contaminated wood flooring; removal of PCB contaminated concrete floors/slabs; environmental cleanup and decontamination of interior surfaces; removal of cooling units, condensers, and radiators; dismantlement and removal/recycling of select overhead cranes; removal of flaking lead based paint from select overhead cranes completely painting them with a lead based paint encapsulant; and removal of flaking lead based paint from select overhead cranes.

#### **Bid Phase Services**

LiRo will provide Bid Support to Gilbane for this project including attending a Pre-bid walkthrough; responding to bidder questions; preparing contract Addenda; and reviewing bids for accuracy, completeness and compliance with requirements.

#### **Services During Construction**

LiRo will review environmental submittals from the contractor, participate in project meetings, provide asbestos air sampling/project monitoring services throughout asbestos abatement, and provide environmental remediation inspection services as needed during construction.

During the asbestos abatement phase of the project, Watts will provide a full-time NYSDOL-certified project monitor to conduct requisite air monitoring. Watts will also provide laboratory services for sample analysis to document compliance with NYSDOL regulations. We estimate 20 weeks' worth of onsite work for the asbestos project monitor including the collection of required background and post abatement clearance air samples.



**Table -1  
Cost Estimate**

Environmental Inspection Services - 683 Northland Avenue	Manhours (Assuming 36 Weeks Construction Duration)	Billing Rate (\$/Hour)	Amount
<b><u>Bid Support Services</u></b>			
Project Manager	2	\$152.00	\$304
Environmental Group Leader	12	\$139.00	\$1,668
Environmental Inspector	12	\$68.00	\$816
Environmental Scientist/Inspection Supervisor	6	\$75.00	\$450
Asbestos Project Monitor Supervisor	6	\$66.00	\$396
<b>Total Bid Support Services</b>			<b>\$3,634</b>
<b><u>Services During Construction</u></b>			
<b><u>Asbestos Project Monitoring Services</u></b>			
Asbestos Department Manager	20	\$139.00	\$2,780
Asbestos Project Monitor Supervisor	40	\$66.00	\$2,640
Asbestos Project Monitor (Full time when abatement monitoring is required)	800	\$50.00	\$40,000
Asbestos Project Monitor Overtime (>40 hrs/wk)	160	\$59.00	\$9,440
<b>Subtotal of Asbestos Project Monitoring Labor</b>			<b>\$54,860</b>
<b><u>Environmental Remediation Inspection Services</u></b>			
Project Manager	36	\$152.00	\$5,472
Environmental Group Leader	72	\$139.00	\$10,008
Environmental Inspector (Full time or Part time as dictated by site activities)	864	\$68.00	\$58,752
Environmental Scientist/Inspection Supervisor	144	\$75.00	\$10,800
<b>Subtotal of Environmental Inspection Labor</b>			<b>\$85,032</b>
<b>Services During Construction Labor Total</b>			<b>\$139,892</b>
<b>Laboratory Allowance (Asbestos and Supplemental Environmental Sampling)</b>			<b>\$20,000</b>
<b>Total Services During Construction</b>			<b>\$159,892</b>
<b><u>Contract Closeout Phase Services</u></b>			
Project Manager	2	\$152.00	\$304
Environmental Group Leader	4	\$139.00	\$556
Environmental Inspector	24	\$68.00	\$1,632
Asbestos Project Monitor Supervisor	20	\$66.00	\$1,320
Environmental Scientist/Inspection Supervisor	8	\$75.00	\$600
<b>Contract Closeout Services Labor</b>			<b>\$4,412</b>
<b>Total Contract Closeout Phase Services</b>			<b>\$4,412</b>
<b>Total Project Construction Management</b>			<b>\$167,938</b>

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



Northland Beltline: Identity Concepts, v1  
Logo Lockups & Wordmark



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