

**RESOLUTION AWARDING A CONTRACT TO BLUESTONE ENVIRONMENTAL, INC. FOR UNDERGROUND STORAGE TANK REMOVAL AT 50 FRONT STREET, CITY OF BINGHAMTON**

WHEREAS, the Broome County Land Bank Corporation ("BCLBC") previously owned 50 Front Street, City of Binghamton, and

WHEREAS, pursuant to a Contract between the BCLBC and 50 Front Street Associates, LLC, successor to Newman Development Group (the "Purchaser"), dated December 4, 2015, the Premises was conveyed from BCLBC to Purchaser on March 1, 2017, and

WHEREAS, it was discovered that an underground storage tank, previously used for heating fuel, was not removed prior to closing as was intended and therefore it needs to be removed, and

WHEREAS, the BCLBC received quotes for the removal of the said tank, and

WHEREAS, Bluestone Environmental, Inc. submitted the lowest quote (Exhibit "A"), now, therefore, be it

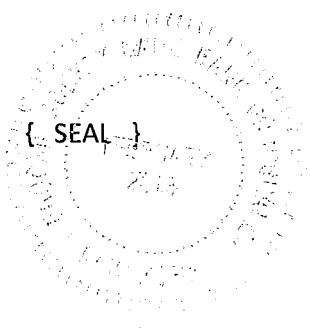
RESOLVED, that this Board hereby awards the contract for removal of the underground storage tank at 50 Front Street, City of Binghamton to Bluestone Environmental, Inc., 203 Eighth Road, Honesdale, PA 18431.

The question of the adoption of the foregoing Resolution was duly put to a vote, which resulted as follows:

Director	AYE	NAY	Abstain	Absent
Aaron Martin	X			
Tom Augustini				P
Stacey Duncan	X			
Jen Gregory	X			
Dave Hamlin	X			
Elaine Miller	X			
Chris Papastrat	X			
Daniel Reynolds	X			
Linda Shumaker	X			

The foregoing resolution was thereupon declared and duly adopted by the Board of Directors on this 28 day of March 2017.

Margaret Scarinzi  
Margaret Scarinzi, Executive Director





203 Eighth Road  
Honesdale, PA 18431  
(570) 851-7967 cell phone  
(570) 729-0705 office  
(570) 729-0708 Fax

April 2, 2014

Mr. John Muniak  
Delta Engineers  
860 Hooper Road  
Endwell, NY 13760

**RE: UST Closure, Binghamton, NY  
Bluestone Proposal No: 2014-1019.1**

Dear Mr. Muniak:

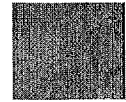
Bluestone Environmental Inc. (Bluestone) is pleased to submit this proposal to provide storage tank management services for Delta Engineers (Delta) at 50 Front Street, Binghamton, NY. Information used to prepare this proposal was obtained during a site visit on March 21, 2014. An evaluation of the project indicates the following **WORK PLAN** should be implemented in order to ensure a successful project.

### **BACKGROUND**

The subject property, located at 50 Front Street, Binghamton, NY is a former Assisted Living Community. It was reported that back in 2011, the basement of the property was flooded heavily during an extreme rain event. Located on the south side of the property, is an underground storage tank (UST) that contained heating oil. The tank was used to supply fuel oil to the boilers located in the basement. It was reported and shown by documentation that the tank is listed as a 10,000-gallon tank.

Based on field measurements collected on the day of the site visit, Bluestone believes this tank is approximately 20,000-gallons in size. The field measurements that were collected are the diameter of the tank and the length. The diameter is 10-feet. The length of the tank is approximately 34-feet long. Using simple math equations, the capacity of the tank is right around 20,000-gallons. At the time of the site visit, the tank contained over 19,500-gallons of water and/or oil.

The scope of the project is dispose of existing tank contents, remove the existing UST and associated piping, and collect soil samples. Once that is completed, the tank cavity will be backfilled with suitable fill material up to existing grade conditions.



## **WORKPLAN**

### **UST Removal**

- Bluestone will register the excavation by calling New York One Call System, Inc. to have the underground *public* utilities identified and marked.
- Bluestone will contact the local building code enforcement officer to obtain the necessary permits to complete this scope of work at a cost plus 5% basis. At this time, the permit fees are unknown.
- Prior to commencing work at the site, a safety tailgate meeting will be held to review the scope of work and the associated hazards involve with completing each task. This will include, but not limited to the following: chemical hazards, lockout/tagout, hospital route, fall protection, emergency shower/eye wash location and emergency contact(s).
- Bluestone will mobilize to the site with a suitably sized crew of trained (according to 29 CFR 1910.120) and certified field technicians. One technician will be designated as Bluestone's field supervisor who will be responsible for addressing all in-the-field decisions.
- Bluestone assumes Lock Out/Tag Out (LOTO) of all energy sources both to and from the UST, will be isolated, de-energized and lockout by Delta or their client prior to commencement of onsite activities. Bluestone will confirm LOTO of all energy sources and place a corresponding lock and tag on each energy source prior to commencement of onsite activities and will be removed by Bluestone upon completion of the entire scope of work.
- Bluestone will mobilize standard vacuum tankers to the site to pump out the tank contents and send them offsite for recycling. It is estimated that four (4) tanks will be needed to remove the tank contents.
- Bluestone will excavate to the top of the tanks and create an access, if one does not already exist, so the tank may be cleaned in place. Since confined space entry is expected to complete this portion of the project, Bluestone's confined space policy will be in effect. This includes but is not limited to constant air monitoring, the completion of a confined space entry permit, and the use of all the appropriate fall protection and mechanical retrieval equipment.
- The overburden material will be excavated until the tank top is uncovered. The material generated during uncovering and removal activities will be staged on the parking lot surrounding the excavation area and will be used during backfilling operations.
- The tank cleaning process will closely follow the steps outlined in American Petroleum Institute publication 2105, Requirements for Safe Entry & Cleaning of Petroleum Storage Tanks. The interior



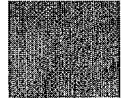
surfaces of the tanks will be cleaned manually with absorbent materials, spill pads and a degreasing agent. Residual material and tank sludge will be placed in D.O.T. approved 55-gallon steel open top drums and sent offsite for disposal at a permitted facility.

- Once the tank is cleaned and ready for removal, Bluestone will utilize the hydraulic excavator to remove the tank from the excavation and stage it onsite.
- The tank's atmospheric conditions will be verified using a Quad gas meter. Upon approval of tank conditions, Bluestone will utilize torch gases to cut the tank into suitable size pieces for shipping offsite.
- Once the tank has been removed, Bluestone will collect three (3) soil samples under the tank bottom, at least 2-feet below the base of the tank. This can be accomplished by utilizing the digging arm of the excavator to bring the samples to the surface. The samples will be sent offsite to a third party laboratory for analysis.
- The stockpiled overburden will be placed back in the excavation area and compacted, additional material will be brought onsite to replace the void left by the tank cavity. Bluestone assumes that no more than 150 tons of material will be brought to the site.
- Bluestone will excavate and remove all piping associated with the UST.

**PROJECT COST**

Bluestone has provided the following price schedule/cost table that will be utilize to invoice.

Description	Unit	Unit Cost	Estimated # of Units	Total
<b><i>Tank Removal Costs</i></b>				
Labor, Equipment and Materials to Complete Scope of Work, Including Sampling Under Tank	Lump Sum	\$18,752.00	1	\$18,752.00
Disposal of Oil/Water Mixtures	Per Gallon	\$0.32	20,000	\$6,400.00
Transportation of Oil/Water Mixtures	Per Load	\$1,910.00	4	\$7,640.00
<b>Total Estimated Project Cost</b>				<b>\$32,792.00</b>



Should any changes to the **WORKPLAN** be required during this project, Bluestone will present these changes for review and approval, prior to execution of any additional work.

### **ASSUMPTIONS AND TERMS**

- Site investigation costs are not included, should sample results exceed NYDEC Cleanup Requirements.
- Bluestone will provide a closure report at the completion of the project, including color photos, copies of waste manifests, laboratory results, steel recycling weight tickets and clean fill weight tickets.
- Excavation, handling, transportation and disposal of contaminated are not included in the proposal. If encountered, Bluestone will provide client additional costs in written format, prior to commencing additional work.
- Bluestone assumes the underground natural gas line that is present in the area, will not interfere with the UST removal/excavation.
- Bluestone will obtain local permits.
- Asphalt restoration is not included in Bluestone's proposal.
- Bluestone assumes all work will be completed during normal business hours (7AM to 5PM, Monday through Friday).
- Project delays caused by others or conditions beyond the control of Bluestone will be invoiced at our standard Time and Material Rates.
- Prior to beginning this project, Bluestone requires a purchase order or a signed copy of this proposal.
- Prices quoted are firm for thirty days (30) days.

As always, do not hesitate to contact me with any additional questions or concerns. I look forward to servicing your environmental remediation requirements.

I sincerely appreciate the opportunity to provide this proposal to your facility.

**Bluestone Environmental Inc.**



Frederic H. Diehl  
President

**SCOPE OF WORK AUTHORIZATION**

Please sign the original copy of this proposal in the space provided to indicate your agreement with the terms set forth in proposal.

I/We agree that any unpaid balance more than 30 days old shall bear interest at 1 ½ % per month until paid and should this account be placed for collection through a collection agency and/or attorney-at-law, collection and/or attorney fees shall be payable in addition to the principle indebtedness and interest.

Acceptance Signature: \_\_\_\_\_

Print Name/Title: \_\_\_\_\_

Date: \_\_\_\_\_