

A regular meeting of the Broome County Land Bank Corporation (the "Land Bank") was convened in public session remotely through Zoom Video Conferencing on Tuesday, December 15, 2020, at 3:30 p.m., local time.

The meeting was called to order by the Chairman and, upon roll being called, the following members of the Land Bank were:

PRESENT:	Aaron Martin	Chairman
	Chris Papastrat	Vice Chairman
	Thomas Augostini	Secretary
	Stacey Duncan	Treasurer
	Christine Marchuska	Member
	Christopher Dziedzic	Member
	Michael Decker	Member
	Michael Sopchak	Member
ABSENT:	Tarik Abdelazim	Member

THE FOLLOWING PERSON WAS ALSO PRESENT:

Jessica Haas	Executive Director
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The following resolution was offered by C. Papastrat and seconded by C. Marchuska, to wit:

RESOLUTION AMENDING RESOLUTION 2020-07, DATED APRIL 21, 2020, TO REPLACE THE RATE SCHEDULE LISTED IN EXHIBIT "B" ASSOCIATED WITH A TERM CONTRACT AWARDED TO KEYSTONE ENVIRONMENTAL SERVICES, 58 EXCHANGE STREET, BINGHAMTON, NEW YORK 13901 WITH THE RATE SCHEDULE ATTACHED HERETO AS EXHIBIT "A", AND BE IT

FURTHER RESOLVED, THE LAND BANK SHALL PAY THE CONTRACTOR AT THE RATES LISTED IN EXHIBIT "A" FOR ANY FUTURE SERVICES RENDERED DURING THE TERM OF THE AGREEMENT IN A TOTAL AMOUNT NOT TO EXCEED \$150,000, AND BE IT

FUTHER RESOLVED, THAT THE EXECUTIVE DIRECTOR OR A DULY AUTHORIZED REPRESENTATIVE IS HEREBY EMPOWERED TO EXECUTE AND DELIVER ANY AND ALL DOCUMENTS WITH RESPECT THERETO.

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

Aaron Martin	voting	Aye
Chris Papastrat	voting	Aye
Stacey Duncan	voting	Aye
Thomas Augustini	voting	Aye
Tarik Abdelazim	voting	Absent
Christopher Dziedzic	voting	Aye
Michael Decker	voting	Aye
Christine Marchuska	voting	Aye
Michael Sopchak	voting	Aye

This Resolution shall take effect immediately.

STATE OF NEW YORK:

: ss.:

COUNTY OF BROOME:

I, the undersigned Secretary of the Broome County Land Bank Corporation (the "Land Bank"), do hereby certify that I have compared the foregoing extract of the minutes of the meeting of the members of the Land Bank, including the Resolution contained therein, held on Tuesday, December 15, 2020 with the original thereof on file in my office, and that the same is a true and correct copy of said original and of such Resolution set forth therein and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all members of the Land Bank had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Executive Order No. 202.1, dated March 7, 2020, regarding the suspension of Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was held remotely by video conference call and that the general public had the ability to view or listen to the proceeding and that such meeting has been transcribed and available upon request and that due notice of the time and forum of said meeting was duly given in accordance with the Executive Order and such Open Meetings Law; and (D) there was a quorum of the members of the Land Bank present throughout said meeting.

I FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Land Bank this 16th day of DECEMBER, 2020.



Thomas Augustini
Secretary

(SEAL)

Broome County Land Bank Corporation
2020-2022 Environmental Testing Services Term Contract
Keystone Environmental Services (Division of Keystone Material Testing, LLC)
Revised Term Contract Rate Schedule – Labor Discipline

Labor Discipline	Proposed Unit Price	Comments
Managing Member / Member	\$150.00/hour	
Member / Director	\$120.00/hour	
Sr. Architect / Sr. Engineer / Sr. Surveyor	\$130.00/hour	
NYS Licensed Professional Engineer	\$120.00/hour	
Architect / Engineer / Surveyor	\$110.00/hour	
Landscape Architect	\$110.00/hour	
Project Manager	\$90.00/hour	
Sr. Environmental Scientist/Industrial Hygienist	\$85.00/hour	
Certified Code Official	\$80.00/hour	
Environmental Scientist/Industrial Hygienist	\$75.00/hour	
Environmental Field Technician	\$70.00/hour	
Survey Technician	\$75.00/hour	
Two (2) Man Survey Field Crew	\$150.00/hour	
US EPA/NYS Certified Lead Risk Assessor	\$85.00/hour	
US EPA/NYS Certified Lead Inspector	\$75.00/hour	
US EPA/NYS Certified Lead Inspector with XRF	\$125.00/hour \$950.00/per day & \$475.00/per half day	
NYS DOL Certified Asbestos Building Inspector	\$55.00/hour	
NYS DOL Certified Asbestos Project Designer	\$85.00/hour	
NYS DOL Certified Asbestos Project Monitor /	\$55.00/hour	
NYS DOL / EPA Certified Asbestos Project Administrator / Management Planner	\$65.00/hour	
NYS DOL Certified Mold Assessor	\$65.00/hour	
Certified Thermal Imaging Level I Technician with Thermal Camera	\$110.00/hour	
NEHA Certified Radon Measurement Technician	\$85.00/hour	
NEHA Certified Healthy Home Inspector	\$65.00/hour	
Healthy Home Project Manager	\$90.00/hour	
Healthy Home Repair Foreman	\$75.00/hour	
Healthy Home Repair Laborer	\$65.00/hour	
NYS DOS Certified Home Inspector	\$85.00/hour	
NYS DEC Certified Pest Inspector	\$85.00/hour	
NYS DEC Certified Erosion and Sediment Control Professional	\$85.00/hour	
NEHA Certified Radon Soil Vapor Remediation Installer	\$75.00/hour	
NEHA Certified Radon Soil Vapor Remediation Laborer	\$65.00/hour	
CADD Technician	\$55.00/hour	
Administration	\$45.00/hour	
Reinforcing Steel Technician/Inspector	\$70.00/hour	
Structural Steel Technician/Inspector	\$150.00/hour	
USDOT Nuclear Density Gauge Certified Soil Technician	\$50.00/hour, \$360.00/per day & \$180.00/per half day	Does not include gauge rental.
USDOT Nuclear Density Gauge Certified Asphalt Technician	\$50.00/hour, \$360.00/per day & \$180.00/per half day	Does not include gauge rental.
ACI Concrete Technician	\$50.00/hour, \$360.00/per day & \$180.00/per half day	
Masonry Technician	\$50.00/hour, \$360.00/per day & \$180.00/per half day	

Additional Labor Cost Data:

(1) Full Day Rates – Apply for 4-8 Hours, Portal to Portal

(2) Half Day Rates – Apply for up to 3.75 Hours, Portal to Portal

(3) Hourly Rates – Apply for Portal to Portal

(4) Overtime Rates (1.5 Multiplier) Apply After 8 Hours, Portal to Portal

**Broome County Land Bank Corporation
2020-2022 Environmental Testing Services Term Contract
Keystone Environmental Services (Division of Keystone Material Testing, LLC)
Revised Term Contract Rate Schedule – Analytical, Reimbursable and Expenses**

Analytical Item		Proposed Unit Price	Comments
ASBESTOS (1)	PCM Air Sample Analysis – NIOSH 7400		Turnaround based on time sample is received at Lab.
	Immediate Turnaround (TA), Lab scheduled to be on stand-by	\$18.00	
	12-hour TA	\$12.00	
	24-hour TA	\$11.00	
	>24-hour TA	\$10.00	
	TEM Air Sample Analysis – AHERA Methodology		Turnaround based on time sample is received at Lab.
	6-hour TA	\$90.00	
	12-hour TA	\$78.00	
	24-hour TA	\$65.00	
	>24-hour TA	\$60.00	
	TEM Air Sample Analysis – NIOSH 7402 Methodology		Turnaround based on time sample is received at Lab. Analysis cost does not include labor/fees to resubmit failing PCM sample for TEM Analysis (if needed).
	6-hour TA	\$190.00	
	12-hour TA	\$150.00	
	24-hour TA	\$100.00	
	>24-hour TA	\$80.00	
	PLM Friable Bulk Samples (EPA 600/NY 198.1)		Turnaround based on time sample is received at Lab.
	6-hour TA	\$18.00	
	12-hour TA	\$15.00	
	24-hour TA	\$12.00	
	>24-hour TA	\$10.00	
	NOB Bulk Sample Preparation (for NY 198.6/198.4)		Turnaround based on time sample is received at Lab. NOB Bulk Sample Prep Charge will be applied to each Bulk NOB Sample submitted whether it is analyzed or not, as all samples are prepped but certain samples may not be analyzed base on “stop after first positive” protocol.
	Immediate Turnaround (TA), Lab scheduled to be on stand-by	\$15.00	
	12-hour TA	\$13.00	
	24-hour TA	\$12.00	
	>24-hour TA	\$8.00	
	PLM NOB Bulk Sample Analysis (NY 198.6)		Turnaround based on time sample is received at Lab.
	6-hour TA	\$20.00	
	12-hour TA	\$18.00	
24-hour TA	\$15.00		
>24-hour TA	\$12.00		
TEM NOB Bulk Sample Analysis (NY 198.4)		Turnaround based on time sample is received at Lab.	
6-hour TA	\$50.00		
12-hour TA	\$45.00		
24-hour TA	\$40.00		
>24-hour TA	\$35.00		
Sprayed on Fireproofing Vermiculite (S0F-V) ELAP Method 198.8		Turnaround based on time sample is received at Lab	
2 Day TA	\$775.00		
3 Day TA	\$561.00		
4 Day TA	\$496.00		
1 Week TA	\$310.00		
2 Week TA	\$275.00		

Additional Information:

(1) Analysis fee's only does not include labor for sampling.

Broome County Land Bank Corporation
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Analytical Item		Proposed Unit Price	Comments	
INDOOR AIR QUALITY (I)	Non-Viable Mold "Spore Trap" Air Samples (24hr TA)	\$40.00	Turnaround based on time sample is received at Lab.	
	Viable Mold Air Samples (5-10 Day TA)	\$52.00		
	Non-Viable Mold Bulk/Tape Samples (24hr TA)	\$40.00		
	Viable Mold Bulk Culture Samples (5-10 Day TA)	\$72.00		
	Total Count & ID of Bacteria from Wipe Samples (5-7 day TA)	\$72.00		
	Legionella Pneumophila Detection with N:6 Air Sampler	\$124.00		
	Total or Respirable Crystalline Silica, Alpha Quartz, Cristobalite and Tridymite, NIOSH 7500 MOD (7-10 Day TA)	\$138.00		
	Sewage Screen Wipe Sample (5-7 Day TA)	\$124.00		
	Formaldehyde	\$37.00		Detector Tubes
	Carbon Monoxide	\$35.00		Detector Tubes
	Carbon Dioxide	\$35.00		Detector Tubes
	Radon	\$35.00		Passive Screen
	EPA T0-15 VOC's with TIC's (5-7 Day TA)	\$425.00		Turnaround based on time sample is received at Lab.
	Methamphetamine – Wipe Analysis by ESI-LL/MS Using Modified NIOSH 9111. (7-10 Day TA)	\$125.00		
	PCB (I)	PCB Bulk Sample Analysis – EPA 8082 (Caulks)		Turnaround based on time sample is received at Lab.
Bulk Standard (5-7 Business Day TA)		\$124.00		
Bulk (48-hour TA)		\$175.00		
PCB Wipe Per EPA 8082 (5 Day TA)		\$98.00		
PCB Air Per NIOSH 5503 (5 Day TA)		\$95.00		
LEAD (I)	Lead Paint: Chip/Air/Wipe/Soil		Turnaround based on time sample is received at Lab.	
	12-hour TA	\$20.00		
	24-hour TA	\$17.00		
	>24-hour TA	\$ 13.00	Turnaround based on time sample is received at Lab.	
	TCLP-Lead Only			
	Standard 5-7 Business Day TA	\$75.00		
	48-hour TA	\$110.00		
	24-hour TA	\$160.00		
	Lead in Water			
Drinking Water (5-7 Day TA)	\$26.00			
MERCURY (I)	Vapor/Air Real – Time Monitoring- Hg Vapor Analyzer	\$550.00/ Daily Rate	Does Not Include Labor For Sampling	
	Surface Wipe Sampling (48-hour TA)	\$59.00	Turnaround based on time sample is received at Lab.	
SARS COV-2 (I)	Surface Wipe Samples	\$160.00	Does Not Include Labor For Sampling	
	Air Samples	\$250.00		
	Wastewater Samples	\$400.00		

Additional Information:

(I) Analysis fee's only does not include labor for sampling.

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Analytical Item		Proposed Unit Price	Comments
WATER	Total ICP per metal EPA 200.7	\$16.00	<p>Analysis Fee Only - Does Not Include Labor for Sampling</p> <p>Standard Turnaround Time Between 5-10 Days.</p>
	Total ICP per metal EPA 200.8 low level	\$20.00	
	Total Mercury EPA 245.1	\$33.00	
	Chromium, Hexavalent (Cr+6)	\$33.00	
	Calculated Hardness by EPA 200.7	\$32.00	
	EPA 6010 ICP per metal	\$16.00	
	Total Mercury EPA 7041	\$16.00	
	Target Analyte List Metals	\$182.00	
	Metals Digestion (Only for Single Metal)	\$13.00	
	Priority Pollutant Metals	\$146.00	
	Total RCRA Metals	\$130.00	
	EPA 624	\$130.00	
	EPA 624/603 TTO VOC	\$189.00	
	EPA 608 PCB's	\$111.00	
	EPA 8260 STARS List	\$150.00	
	EPA 8270 B/N STARS List	\$215.00	
	EPA 8260 TCL	\$150.00	
	EPA 8270 TCL	\$295.00	
	EPA 8015 Glycols	\$150.00	
	EPA 8082 PCB's	\$111.00	
	EPA 8082 PCB's	\$98.00	
	EPA 8082 PCB/Pesticides	\$241.00	
	EPA 8270 SIM (1,4 Dioxane)	\$228.00	
	EPA 537 Modified (PFOA/PFOS) Subcontracted	\$425.00	
	EPA 524.2 VOC NY	\$111.00	
	EPA 525 SVOC (Synthetic Organic Chemicals)	\$295.00	
	EPA 531.1 Carbamate Pesticides	\$295.00	
	EPA 547 Glyphosate	\$195.00	
	EPA 524.2 VOC NY	\$111.00	
	EPA 525 SVOC (Synthetic Organic Chemicals)	\$295.00	
	EPA 531.1 Carbamate Pesticides	\$295.00	
	EPA 547 Glyphosate	\$195.00	
	EPA 548 Endothall	\$260.00	
EPA 549 Diquat	\$270.00		
EPA 504	\$125.00		
EPA 515	\$210.00		
EPA 505 Pesticides/PCB's	\$195.00		
EPA 522 1,4 Dioxide	\$275.00		
EPA 537 PFOS	\$350.00		
Alkalinity	\$26.00		
Ammonia	\$26.00		
BOD5	\$44.00		
Bromide	\$26.00		
CBOD5	\$42.00		

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Analytical Item		Proposed Unit Price	Comments
WATER	Chloride	\$24.00	Analysis Fee Only - Does Not Include Labor for Sampling Standard Turnaround Time Between 5-10 Days.
	COD	\$39.00	
	Cyanide, Total	\$52.00	
	Nitrate	\$26.00	
	Nitrite	\$26.00	
	Oil and Grease	\$52.00	
	pH (Lab)	\$ 5.00	
	Phenols, Total	\$46.00	
	Phosphorus, Total	\$24.00	
	Sulfate	\$26.00	
	TDS	\$24.00	
	TKN	\$33.00	
	Total Organic Carbon	\$52.00	
	TSS	\$24.00	
	TVSS	\$26.00	
	Total Coliform (Drinking Water)	\$25.00	
	Fecal Coliform (Wastewater)	\$33.00	
	HPC (Drinking Water)	\$26.00	
Benzene, Toluene, Ethylbenzene and Xylene (BTEX)	\$117.00		

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Analytical Item		Proposed Unit Price	Comments
SOILS	Total RCRA Metals	\$ 130.00	Analysis Fee Only - Does Not Include Labor for Sampling Standard Turnaround Time Between 5-10 Days.
	Target Analyte List Metals	\$ 182.00	
	Total Mercury EPA 7041	\$ 33.00	
	EPA 8260 STARS List	\$ 130.00	
	EPA 8270 B/N STARS List	\$ 195.00	
	EPA 8260 TCC	\$ 130.00	
	EPA 8270 TCC	\$ 293.00	
	EPA 8082 PCB/PESTICIDES	\$ 111.00	
	EPA 8270 SIM (1,4 Dioxane)	\$ 228.00	
	TCLP Metals	\$ 130.00	
	TCLP VOC	\$ 130.00	
	TCLP SVOC	\$ 260.00	
	TCLP Pesticides	\$ 150.00	
	TCLP Herbicides	\$ 189.00	
	TCLP ZHE Extraction	\$ 105.00	
	TCLP Extraction 1311	\$ 65.00	
	Full TCLP with Extractions	\$ 105.00	
	Ignitability EPA 1010	\$ 52.00	
	PH	\$ 13.00	
	Reactivity to Sulfide & Cyanide	\$ 117.00	
Benzene, Toluene, Ethylbenzene and Xylene (BTEX)	\$ 117.00		
Hexavalent Chromium	\$ 82.00		

Broome County Land Bank Corporation
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Revised Term Contract Rate Schedule – Analytical, Reimbursable and Expenses

Analytical Item		Proposed Unit Price	Comments
IN-HOUSE LAB MATERIAL TESTING	ASTM C39: Compressive Strength Test/Hold Cylinders Fabricated by KMT Cylinders Fabricated by Others	\$15.00/Cylinder \$18.00/Cylinder	
	ASTM C109: Mortar Cubes	\$ 40.00/Set of 3	
	ASTM C1019: Grout and Observation	\$ 55.00/Set of 4	
	ASTM C117: Material Finer than 75 µm (No. 200 Sieve) in Mineral Aggregates by Washing	\$40.00/Each	
	ASTM C136: Sieve Analysis of Fine and Coarse Aggregates	\$65.00/Each	
	ASTM D4318: Atterberg Limits	\$95.00/Each	
	ASTM D422: Particle Size Analysis with Hydrometer	\$125.00/Each	
	ASTM D698: Standard Proctor Test	\$140.00/Each	
	ASTM D1557: Modified Proctor Test	\$160.00/Each	
	Slab Moisture Vapor Testing (Per Test Location)	\$ 25.00	Does Not Include Labor to Install
	Rapid Rh Slab Moisture Vapor Testing (Per Sensor Site)	\$100.00	Does Not Include Labor to Install
	Bid Document – Outside Printing	Cost +15%	

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Revised Term Contract Rate Schedule – Analytical, Reimbursable and Expenses**

Reimbursable Expenses		Proposed Unit Price	Comments
REIMBURSABLE EXPENSES	Soil Vapor Construction Vehicle	\$195.00/day	Soil Vapor Sampling and Remediation Activities
	Environmental Sampling Equipment Rental	Per Quote (Cost + 15%)	
	Nuclear Density Gauge	\$60.00/half day \$120.00/full day	Soil/Asphalt Compaction Testing Does Not Include Technician Time
	Gas Generator	\$15.00/day	
	Mileage	Current IRS Rate	Mileage Rate to be Applied to Round-Trips from Keystone Environmental Services office to Project Location – Based on Current IRS Rate.
	Asbestos Petition Fee	At Cost (\$350.00)	NYSDOL Engineering Fee for Variance Petition. Does Not Included Labor Required to Prepare Variance Petition.
	Environmental Data Record Search (EDR)	\$250.00/per site	Search Fees Only
	Meals/Lodging	Cost + 15%	
	Prints 24x36 (30x42)	\$ 2.50/each (\$3.00/each)	
	Vellum 24x36 (30x42)	\$10.00/each (\$15.00/each)	
	Mylar 24x36 (30x42)	\$10.00/each (\$15.00/each)	
	Photocopies 8 1/2 x 11 (11x17)	\$ 0.20/each (\$0.30/each)	
	Overnight Shipping (UPS, FEDEX, etc.)	At Cost	
	Subcontracted Services	Per Quote (Cost + 15%)	
	Consumable Project Supplies	Cost + 15%	
	Project Construction Materials	Cost + 15%	
Healthy Home Repair Items/Materials	Cost + 15%		

Note: KES project costs prices are subject to change