

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, June 7, 2022, 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
	Christopher Dziedzic	Secretary
	Mike Sopchak	Treasurer
	Rich David	Member
	Mike Decker	Member
	Christine Marchuska	Member
ABSENT:	Thomas Augostini	Vice Chairman
	Tarik Abdelazim	Member
	Kyle Davis	Member

THE FOLLOWING PERSON WAS ALSO PRESENT:

Jessica Haas	Executive Director
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The following resolution was offered by M. Sopchak and seconded by M. Decker, to wit:

RESOLUTION AWARDING TWO (2) TWO-YEAR CONTRACTS FOR ENVIRONMENTAL TESTING & CONSULTING SERVICES FOR THE BROOME COUNTY LAND BANK CORPORATION TO DELTA ENGINEERS, ARCHITECTS, AND LAND SURVEYORS, D.P.C., 860 HOOPER ROAD, ENDWELL, NEW YORK 13760 AND KEYSTONE ENVIRONMENTAL SERVICES, 58 EXCHANGE STREET, BINGHAMTON, NEW YORK 13901, AND BE IT

FURTHER RESOLVED, THAT SUCH SERVICES WILL BE RENDERED ON AN AS-NEEDED BASIS FOR THE PERIOD OF JUNE 8, 2022 THROUGH JUNE 7, 2024, AND BE IT

FURTHER RESOLVED, THAT IN CONSIDERATION OF SAID SERVICES, THE LAND BANK SHALL PAY THE CONTRACTORS AT THE RATES ATTACHED HERETO AS EXHIBITS "A" AND "B", TOTAL AMOUNT NOT TO EXCEED \$150,000 PER CONTRACTOR FOR THE TERM OF THE AGREEMENTS, 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
Thomas Augustini	voting	Absent
Christopher Dziedzic	voting	Aye
Mike Sopchak	voting	Aye
Tarik Abdelazim	voting	Absent
Rich David	voting	Aye
Kyle Davis	voting	Absent
Mike Decker	voting	Aye
Christine Marchuska	voting	Aye

This Resolution shall take effect immediately.

STATE OF NEW YORK:

: ss.:

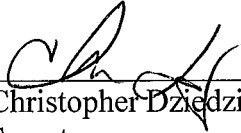
COUNTY OF BROOME:

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, June 7, 2022 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 Chapter 1 of the Laws of 2022 of New York State, dated January 18, 2022, 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 Laws of 2022 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 8th day of June, 2022.



Christopher Dzedzic
Secretary

(SEAL)

Unit Price Environmental Testing Analytical Services

Category	Unit Price
Lead Based Paint Sample Analysis	
Sample Analysis of Paint Chip, Dust Wipe, and Soil by Method EPA 7000B – 24 Hour TAT	\$20.00
Sample Analysis of Soil for LBP by TCLP Lead EPA Method 1311/6010 – 3 Day TAT	\$15.00
Sample Analysis of Soil for LBP by TCLP Lead EPA Method 1311/6010 – 5 Day TAT	\$8.00
Asbestos Bulk Sample Analysis	
PLM Bulk Sample Analysis for Asbestos by EPA 600/M4-82-020, NY ELAP Friable 198.1 & NOB 198.6 – Rush/12 Hour TAT	\$15.00
PLM Bulk Sample Analysis for Asbestos by EPA 600/M4-82-020, NY ELAP Friable 198.1 & NOB 198.6 – 24 Hour TAT	\$12.00
PLM Bulk Sample Analysis for Asbestos by EPA 600/M4-82-020, NY ELAP Friable 198.1 & NOB 198.6 – 5 Day TAT	\$10.00
ELAP Bulk Prep: NOB Prep for 198.6/198.4 – Rush/12 Hour TAT	\$9.00
ELAP Bulk Prep: NOB Prep for 198.6/198.4 – 24 Hour TAT	\$8.00
ELAP Bulk Prep: NOB Prep for 198.6/198.4 – 5 Day TAT	\$7.00
TEM Bulk sample analysis for asbestos by ELAP 198.4 – Rush/12 Hour TAT	\$45.00
TEM Bulk sample analysis for asbestos by ELAP 198.4 – 24 Hour TAT	\$40.00
TEM Bulk sample analysis for asbestos by ELAP 198.4 – 5 Day TAT	\$24.00
SOFV Bulk sample analysis (Vermiculite) by ELAP 198.8 – 5 Day TAT	\$375.00
Mold Sample Analysis	
Spore Trap Air Sample Analysis – 48 Hour TAT	\$35.00
Bulk/Tape/Swab Sample Analysis for Mold (ID and Semi-Quantitative Enumeration of Spores) – 48 Hour TAT	\$35.00
PCB Bulk Sample Analysis	
PCB Bulk Sample Analysis by EPA 8082A – 48 Hour TAT	\$85.00
PCB Bulk Sample Analysis by EPA 8082A – 5 Day TAT	\$75.00
Asbestos Air Sample Analysis	
PCM Air Sample Analysis via NIOSH 7400 Methodology - < 12 Hour TAT	\$12.00
PCM Air Sample Analysis via NIOSH 7400 Methodology - > / = 24 Hour TAT	\$10.00
TEM Air Sample Analysis via AHERA Methodology - < 12 Hour TAT	\$72.00
TEM Air Sample Analysis via AHERA Methodology - 24 Hour TAT	\$65.00
TEM Air Sample Analysis via NIOSH 7402 Methodology - 12 Hour TAT	\$190.00
TEM Air Sample Analysis via NIOSH 7402 Methodology - 24 Hour TAT	\$145.00

Proposed Laboratories for Analytical Services:

PCM Air Sample Analysis: United Ideas, Inc. and AmeriSci New York Group.

TEM Air Sample Analysis and all Bulk Sample Analysis: AmeriSci New York Group.

Lead Based Paint Air/Wipe/Soil/Chip, and PCB Analysis: Schneider Laboratories Global.

Microbiological Air/Bulk Sample Analysis: Hayes Microbial Consulting.

Attachment A-2

Unit Price Environmental Consulting / Labor Services

Labor Discipline	
EPA / NYS Certified Lead Based Paint Risk Assessor, Services to include Lead Based Paint Survey/Risk Assessment via XRF, Lead Based Paint Abatement Work Plan, Lead Based Paint Clearance Report & Lead Based Paint Site Visit for Re-Inspection of Encapsulated LBP	\$65.00 Per Hour
EPA/NYS Certified Asbestos Inspector – Asbestos Bulk Sampling, Pre-Renovation / Pre-Demolition Asbestos Survey, Sampling / Survey Report Preparation	\$55.00 Per Hour
EPA/NYS Certified Asbestos Project Designer - Asbestos Abatement Work Plan, Asbestos Abatement Technical Specification / Drawing Preparation, Front-end Bid Documents Preparation, and CA Phase non-Monitoring Services, Project Closeout Support Services	\$ 95.00 Per Hour
EPA/NYS Certified Project Monitor/Air Sampling Technician – Asbestos Project Monitoring, Air Monitoring & Monitoring Report Preparation Services, Straight time (up to 8 hours site, weekday work shift)	\$50.00 Per Hour
EPA/NYS Certified Project Monitor/Air Sampling Technician – Onsite Asbestos Project Monitoring & Air Monitoring Services, Overtime (greater than 8 hours site for weekday work shift and all hours for weekend / holiday work shifts)	\$60.00 Per Hour
NYS Certified Mold Assessor - Mold Assessments, Remediation Work Plan Preparation & Post-Remediation Inspection Services	\$65.00 Per Hour
Industrial Hygienist for PCB Survey/Assessment, Remediation Work Plan Preparation & Post-Remediation Inspection Services	\$95.00 Per Hour
Industrial Hygienist for Radon Inspection, Sampling, Report & Mitigation Work Plan Preparation Services	\$95.00 Per Hour
Project Manager – Overall Project Management, QA/QC Review of Reports, Specifications, etc.	\$ 120.00 Per Hour

Note: All Labor will be performed with properly trained and certified in-house staff.



Attachment A-1

Unit Price Environmental Testing Analytical Services

Category	Unit Price
Lead Based Paint Sample Analysis	
Sample Analysis of Paint Chip, Dust Wipe, and Soil by Method EPA 7000B – 24 Hour TAT	\$17.00
Sample Analysis of Soil for LBP by TCLP Lead EPA Method 1311/6010 – 3 Day TAT	\$112.00
Sample Analysis of Soil for LBP by TCLP Lead EPA Method 1311/6010 – 5 Day TAT	\$124.00
Asbestos Bulk Sample Analysis	
PLM Bulk Sample Analysis for Asbestos by EPA 600/M4-82-020, NY ELAP Friable 198.1 & NOB 198.6 – Rush/12 Hour TAT	198.1 - \$19.00 198.6 - \$13.00
PLM Bulk Sample Analysis for Asbestos by EPA 600/M4-82-020, NY ELAP Friable 198.1 & NOB 198.6 – 24 Hour TAT	198.1 - \$12.00- 198.6 - \$13.00-
PLM Bulk Sample Analysis for Asbestos by EPA 600/M4-82-020, NY ELAP Friable 198.1 & NOB 198.6 – 5 Day TAT	198.1 - \$7.50 198.6 - \$8.00
ELAP Bulk Prep: NOB Prep for 198.6/198.4 – Rush/12 Hour TAT	RUSH - \$13.00 12 HOUR - \$13.00
ELAP Bulk Prep: NOB Prep for 198.6/198.4 – 24 Hour TAT	\$13.33
ELAP Bulk Prep: NOB Prep for 198.6/198.4 – 5 Day TAT	\$7.50
TEM Bulk sample analysis for asbestos by ELAP 198.4 – Rush/12 Hour TAT	RUSH - \$59.00 12 HOUR - \$54.00
TEM Bulk sample analysis for asbestos by ELAP 198.4 – 24 Hour TAT	\$46.00
TEM Bulk sample analysis for asbestos by ELAP 198.4 – 5 Day TAT	\$23.00
SOFV Bulk sample analysis (Vermiculite) by ELAP 198.8 – 5 Day TAT	\$296.00
Mold Sample Analysis	
Spore Trap Air Sample Analysis – 48 Hour TAT	\$60.00
Bulk/Tape/Swab Sample Analysis for Mold (ID and Semi-Quantitative Enumeration of Spores) – 48 Hour TAT	\$50.00
PCB Bulk Sample Analysis	
PCB Bulk Sample Analysis by EPA 8082A – 48 Hour TAT	\$175.00
PCB Bulk Sample Analysis by EPA 8082A – 5 Day TAT	\$100.00
Asbestos Air Sample Analysis	
PCM Air Sample Analysis via NIOSH 7400 Methodology - < 12 Hour TAT	\$8.50
PCM Air Sample Analysis via NIOSH 7400 Methodology - > / = 24 Hour TAT	\$7.00
TEM Air Sample Analysis via AHERA Methodology - < 12 Hour TAT	\$100.00
TEM Air Sample Analysis via AHERA Methodology - 24 Hour TAT	\$64.00
TEM Air Sample Analysis via NIOSH 7402 Methodology - 12 Hour TAT	\$198.00
TEM Air Sample Analysis via NIOSH 7402 Methodology - 24 Hour TAT	\$143.00

NOTE: Turnarounds are based on the time the sample is received at the lab.



Attachment A-2

Unit Price Environmental Consulting / Labor Services

Labor Discipline	
EPA / NYS Certified Lead Based Paint Risk Assessor, Services to include Lead Based Paint Survey/Risk Assessment via XRF, Lead Based Paint Abatement Work Plan, Lead Based Paint Clearance Report & Lead Based Paint Site Visit for Re-Inspection of Encapsulated LBP	\$75.00 NYS/EPA Lead Inspector \$85.00 NYS/EPA Lead Assessor Per Hour
EPA/NYS Certified Asbestos Inspector – Asbestos Bulk Sampling, Pre-Renovation / Pre-Demolition Asbestos Survey, Sampling / Survey Report Preparation	\$53.00 Per Hour
EPA/NYS Certified Asbestos Project Designer - Asbestos Abatement Work Plan, Asbestos Abatement Technical Specification / Drawing Preparation, Front-end Bid Documents Preparation, and CA Phase non-Monitoring Services, Project Closeout Support Services	\$85.00 Per Hour
EPA/NYS Certified Project Monitor/Air Sampling Technician – Asbestos Project Monitoring, Air Monitoring & Monitoring Report Preparation Services, Straight time (up to 8 hours site, weekday work shift)	\$53.00 Per Hour
EPA/NYS Certified Project Monitor/Air Sampling Technician – Onsite Asbestos Project Monitoring & Air Monitoring Services, Overtime (greater than 8 hours site for weekday work shift and all hours for weekend / holiday work shifts)	\$75.00 Per Hour
NYS Certified Mold Assessor - Mold Assessments, Remediation Work Plan Preparation & Post-Remediation Inspection Services	\$75.00 Per Hour
Industrial Hygienist for PCB Survey/Assessment, Remediation Work Plan Preparation & Post-Remediation Inspection Services	\$75.00 Per Hour
Industrial Hygienist for Radon Inspection, Sampling, Report & Mitigation Work Plan Preparation Services	\$85.00 NEHA Certified Radon Measurement Technician Per Hour
Project Manager – Overall Project Management, QA/QC Review of Reports, Specifications, etc.	\$90.00 Per Hour