

A regular meeting of the Broome County Land Bank Corporation (the "Land Bank") was convened in public session in the Decker Room at the Broome County Public Library on Tuesday, April 23, 2024, 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 |
| | Thomas Augostini | Vice Chairman |
| | Christopher Dziedzic | Secretary |
| | Mike Sopchak | Treasurer |
| | Kyle Davis | Member |
| | Rich David | Member |
| | Wendy Hughes | Member |
| ABSENT: | Tarik Abdelazim | Member |
| | Christine Marchuska | Member |

THE FOLLOWING PEOPLE WERE ALSO PRESENT:

- | | |
|------------------|--------------------|
| Jessica Haas | Executive Director |
| Robert O'Donnell | Assistant Director |

The following resolution was offered by C. Dziedzic and seconded by W. Hughes, to wit:

RESOLUTION RENEWING TWO (2) ONE-YEAR CONTRACT EXTENSIONS FOR ENVIRONMENTAL TESTING/STRUCTURAL ENGINEERING SERVICES FOR REHABILITATION AND DEMOLITION PROJECTS 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 RESOLUTIONS 2022-12 AND 2022-15 AUTHORIZED AN OPTIONAL ONE-YEAR RENEWAL OF THESE SERVICES, WHICH THE LAND BANK AND SAID CONTRACTORS WISH TO ACT UPON, AND BE IT

FURTHER RESOLVED, THAT SUCH SERVICES FOR DEMOLITION PROJECTS WILL BE RENDERED ON AN AS-NEEDED BASIS FOR THE PERIOD OF JUNE 1, 2024 THROUGH MAY 31, 2025, AND BE IT

FURTHER RESOLVED, THAT SUCH SERVICES FOR REHABILITATION PROJECTS WILL BE RENDERED ON AN AS-NEEDED BASIS FOR THE PERIOD OF JUNE 8, 2024 THROUGH JUNE 7, 2025, AND BE IT

FURTHER RESOLVED, THAT IN CONSIDERATION OF SAID SERVICES, THE LAND BANK SHALL CONTINUE TO PAY THE CONTRACTORS AT THE RATES ATTACHED HERETO AS EXHIBITS "A" AND "B" FOR DEMOLITION PROJECTS, AND EXHIBITS "C" AND "D" FOR REHABILITATION PROJECTS, TOTAL AMOUNT NOT TO EXCEED \$150,000 PER CONTRACTOR FOR THE TERM OF EACH AGREEMENT, AND BE IT

FURTHER RESOLVED, THAT THE EXECUTIVE DIRECTOR OR THEIR DESIGNEE 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	Aye
Christopher Dziedzic	voting	Aye
Mike Sopchak	voting	Aye
Tarik Abdelazim	voting	Absent
Rich David	voting	Aye
Kyle Davis	voting	Aye
Wendy Hughes	voting	Aye
Christine Marchuska	voting	Absent

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, April 23, 2024 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 Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public, and due notice of the time and place of said meeting was duly given in accordance with 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 23 day of April, 2024.



Christopher Dzieczic
Secretary

(SEAL)

May 18th, 2022

Mrs. Jessica Haas, Executive Director
Broome County Land Bank Corporation
60 Hawley Street, 5th Floor
Binghamton, New York 13901

Re: **Environmental Testing Services Term Contract: 2022-2024**
Proposed Contract Labor, Analytical, Reimbursable and Expense Rates

Dear Mrs. Haas:

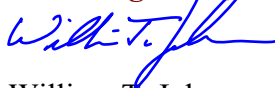
Delta Engineers, Architects, and Land Surveyors, DPC (Delta) is pleased to submit the attached detailed fee proposal for the Broome County Land Bank Corporation (BCLBC) 2020-2022 Environmental Testing Services Term Contract. The first attachment includes the various Labor Categories / Disciplines we anticipate being required based on our experience with the 2022-2024 Term Contract, along with our proposed Rates for each. We have included categories/disciplines for both Delta's Environmental Group (highlighted **Yellow** on Attachment A Sheet) and Facilities Group (highlighted **Green**), as the Facilities Group would be utilized for demolition projects requiring potential utilities and site work design items.

The second attachment lists those analytical and reimbursable/expense items we anticipate being required based on our experience with the 2022-2024 Term Contract. For these, we have provided our proposed Unit Pricing for the various Analytical's (and associated turnaround times), Reimbursables and Expenses.

Once you have had a chance to review the attached information, please feel free to call me at 607-231-6675 (Cell: 607-343-3028) if you have any questions or require any additional information. We greatly appreciate the opportunity to provide you with the attached rates and look forward to providing Environmental Testing Services for the Broome County Land Bank during the next 2 years.

Respectfully,

Delta Engineers, Architects, and Land Surveyors, DPC



William T. Johnson
Project Manager

Attachment A

Contract Labor Categories/Disciplines and Proposed Rates

**Broome County Land Bank Corporation
Environmental Testing Services Term Contract 2022 - 2024
Delta Engineers, Architects & Land Surveyors, DPC
Proposed Contract Labor Rate Schedule**

Labor Discipline	Proposed Rate	Comments
Environmental Group		
NYS DOL / EPA Certified Project Monitor/Air Sampling Tech. - Standard Rate	\$50	Rate applicable to any "regular" weekday site time up to 8 hours, all weekday travel time and Report Generation
NYS DOL / EPA Certified Project Monitor/Air Sampling Tech. - Overtime Rate	\$60	OT Rate applicable to ALL Weekend/Holiday Time and regular Weekday site time in excess of 8 hours
NYS DOL / EPA Certified Asbestos Inspector	\$55	Rate Applicable to Site time, travel time and Report Generation
NYS DOL/EPA Certified Asbestos Management Planner/Project Designer	\$95	Rate Applicable to Site time, travel time and Design
EPA/NYS-Certified Lead Paint Inspector, Utilizing XRF	\$65	Rate Applicable to Site, Travel, Report Generation and includes use of XRF Lead Paint Analyzer (i.e. no additional equipment or per sample charge for XRF)
EPA/NYS-Certified Lead Risk Assessor	\$95	Rate Applicable to Site time, travel time and Report Generation
NYS Certified Mold Assessor	\$65	Rate Applicable to Site time, travel time and Report Generation
Industrial Hygienist (Discipline for IAQ, Microbiological and Industrial Hygiene Investigations/Sampling/Reports)	\$65	Rate Applicable to Site time, travel time and Report Generation
Senior Industrial Hygienist	\$100	
Project Manager	\$120	
Facilities Group		
Principal	\$200	
Senior Project Manager	\$185	
Professional Land Surveyor	\$140	
Senior Project Engineer/Architect	\$140	
Project Engineer/Architect	\$115	
Senior Engineer/Architect	\$105	

**Broome County Land Bank Corporation
 Environmental Testing Services Term Contract 2022 - 2024
 Delta Engineers, Architects & Land Surveyors, DPC
 Proposed Contract Labor Rate Schedule**

Labor Discipline	Proposed Rate	Comments
Interior Designer	\$100	
Engineer/Architect	\$95	
Assistant Engineer/Architect	\$85	
Senior Technician	\$80	
Technician	\$65	
Administrative Assistant	\$65	
Party Chief	\$100	
2 Person Survey Field Crew (Conventional)	\$180	
Survey Technician	\$80	

Attachment B

Contract Analytical & Reimbursable/Expense Items and Proposed Rates

Broome County Land Bank Corporation
Environmental Testing Services Term Contract 2020 - 2022
Delta Engineers, Architects & Land Surveyors, DPC
Proposed Contract Analytical/Reimbursable/Expenses Rate Schedule

Analytical Item	Proposed Unit Price	Comments
PCM Air Sample Analysis - NIOSH 7400		
Immediate Turnaround (TA), Lab scheduled to be on stand-by	\$18	Turnaround based on time sample is received at Lab
12-hour TA	\$12	
24-hour TA	\$10	
> 24-hour TA	\$10	
TEM Air Sample Analysis - AHERA Methodology		
6-hour TA	\$80	Turnaround based on time sample is received at Lab
12-hour TA	\$72	
24-hour TA	\$65	
> 24-hour TA	\$60	
TEM Air Sample Analysis - NIOSH 7402 Methodology		
12-hour TA	\$190	Turnaround based on time sample is received at Lab
24-hour TA	\$165	
> 24-hour TA	\$145	
PLM Friable Bulk Samples (EPA 600/NY 198.1)		
6-hour TA	\$18	Turnaround based on time sample is received at Lab
12-hour TA	\$15	
24-hour TA	\$12	
> 24-hour TA	\$10	

Analytical Item	Proposed Unit Price	Comments
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 to the Lab whether it is analyzed or not, as all samples are prepped but certain samples may not be analyzed based on "stop after 1st positive" protocol
RUSH TA	\$10	
12-hour TA	\$9	
24-hour TA	\$8	
> 24-hour TA	\$7	
PLM NOB Bulk Sample Analysis (NY 198.6)		Turnaround based on time sample is received at Lab
RUSH TA	\$18	
12-hour TA	\$15	
24-hour TA	\$12	
> 24-hour TA	\$10	
TEM NOB Bulk Sample Analysis (NY 198.4)		Turnaround based on time sample is received at Lab
RUSH TA	\$50	
12-hour TA	\$45	
24-hour TA	\$40	
> 24-hour TA	\$35	
Spray-on Fireproofing containing Vermiculite (SOF-V Bulk Samples - NY 198.8)		Turnaround based on time sample is received at Lab
2 Day TA	\$700	
3 Day TA	\$475	
1 Week TA	\$375	

Analytical Item	Proposed Unit Price	Comments
Lead Paint: Chip/Air/Wipe/Soil		
12-hour TA	\$25	Turnaround based on time sample is received at Lab
24-hour TA	\$20	
> 24-hour TA	\$15	
Microbiological (Mold)		
Non-Viable Mold "Spore Trap" Air Samples, 24 hr TA	\$45	Turnaround based on time sample is received at Lab
Viable Mold Air samples, 5-10 day TAT	\$50	
Non-Viable Mold Bulk/Tape samples, 24 hr TAT	\$35	
Viable Mold Bulk Culture samples, 5-10 day TAT	\$55	
PCB Sample Analysis		
Standard 5-7 Business Day TA	\$75	Turnaround based on time sample is received at Lab
48-hour TA	\$115	
TCLP-Lead Only		
Standard 5-7 Business Day TA	\$65	Turnaround based on time sample is received at Lab
48-hour TA	\$85	
24-hour TA	\$125	
Mercury Sampling		
Vapor/Air Real-Time Monitoring - Hg Vapor Analyzer	\$550	Daily Rate for Lumex 915 Mercury "Real Time" Analyzer
Surface Wipe Sampling, 48-hour TA	\$50	Turnaround based on time sample is received at Lab

Reimbursable Expenses	Proposed Cost	Comments
Variance Petition Fee	\$350	NYS DOL Engineering Services Fee for Variance Petition. Does not include Labor required to prepare Variance Petition
PRINTS (ANY SIZE)	\$ 0.25/SF	
VELLUM	\$ 0.50/SF	
MYLAR	\$ 0.75/SF	
PHOTOCOPIES	\$ 0.10/SHEET	
OVERNIGHT SHIPPING (UPS, FEDERAL EXPRESS, ETC.)	AT COST	
FILM AND PHOTO DEVELOPING	AT COST	
SUBCONTRACT SERVICES	COST + 10%	
CONSUMABLE INSPECTION SUPPLIES	AT COST	

Proposed Laboratories for Analytical Services:

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

TEM Air Sample Analysis and ALL Asbestos Bulk Sample Analysis except SOF-V: AmeriSci New York Corp. (MBE)

SOF-V Asbestos Bulk Sample Analysis: AmeriSci New York Corp. (MBE)

Lead Air/Wipe/Soil/Chip Confirmation, PCB, TCLP and Hg Sample Analysis; PCB: Schneider Laboratories Global, Inc. (WBE)

Microbiological Air/Bulk Sample Analysis: Hayes Microbial Consulting

Exhibit B

**Broome County Land Bank Corporation
Environmental Testing Services Term Contract
Keystone Environmental Services (Division of Keystone Material Testing, LLC)
2022-2024 Term Contract Rate Schedule – Labor Discipline**

Labor Discipline	Proposed Unit Price	Comments
Member/Director	\$120.00/hour	
NYS Licensed Professional Engineer	\$120.00/hour	
Project Manager	\$ 90.00/hour	
Sr. Environmental Scientist/Industrial Hygienist	\$ 85.00/hour	
Environmental Scientist/Industrial Hygienist	\$ 80.00/hour	
Environmental Field Technician	\$ 75.00/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	
NYSDOL Certified Asbestos Building Inspector	\$ 75.00/hour	
NYSDOL Certified Asbestos Project Designer	\$ 85.00/hour	
NYSDOL Certified Asbestos Project Monitor/ Air Sampling Technician	\$ 65.00/hour	
NYSDOL/EPA Certified Asbestos Project Administrator/Management Planner	\$ 65.00/hour	
NYSDOL Certified Mold Assessor	\$ 85.00/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	\$ 85.00/hour	
NYSDOS Certified Home Inspector	\$ 85.00/hour	
NYSDEC Certified Pest Inspector	\$ 85.00/hour	
NYSDEC Certified Erosion and Sediment Control Professional	\$ 85.00/hour	
NEHA Certified Soil Vapor Remediation Installer	\$ 75.00/hour	
NEHA Certified Soil Vapor Remediation Laborer	\$ 65.00/hour	
CADD Technician	\$ 60.00/hour	
Administration	\$ 60.00/hour	
Reinforcing Steel Technician/Inspector	\$ 70.00/hour	
Structural Steel Technician/Inspector	\$150.00/hour	
USDOT Nuclear Density Gauge Certified Soil Technician	\$70.00/hour \$400.00/per day & \$200.00/per half day	Does not include gauge rental.
USDOT Nuclear Density Gauge Certified Asphalt Technician	\$70.00/hour \$400.00/per day & \$200.00/per half day	Does not include gauge rental.
ACI Concrete Technician	\$70.00/hour \$400.00/per day & \$200.00/per half day	
Masonry Technician	\$70.00/hour \$400.00/per day & \$200.00/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 Port

**Broome County Land Bank Corporation
Environmental Testing Services Term Contract
Keystone Environmental Services (Division of Keystone Material Testing, LLC)
2022-2024 Proposed Contract Rate Schedule – Analytical, Reimbursable and Expenses**

Analytical Item		Proposed Unit Price	Comments
ASBESTOS (I)	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	\$13.00	
	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	\$117.00	
	12-hour TA	\$78.00	
	24-hour TA	\$65.00	
	>24-hour TA	\$52.00	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).
	TEM Air Sample Analysis – NIOSH 7402 Methodology		
	12-hour TA	\$198.00	
	24-hour TA	\$143.00	Turnaround based on time sample is received at Lab.
	>24-hour TA	\$143.00	
	PLM Friable Bulk Samples (EPA 600/NY 198.1)		
	6-hour TA	\$20.00	Turnaround based on time sample is received at Lab.
	12-hour TA	\$18.00	
	24-hour TA	\$16.00	
	>24-hour TA	\$15.00	
	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	\$13.00	
	12-hour TA	\$13.00	
	24-hour TA	\$13.00	
	>24-hour TA	\$13.00	
	PLM NOB Bulk Sample Analysis (NY 198.6)		Turnaround based on time sample is received at Lab.
	6-hour TA	\$26.00	
	12-hour TA	\$25.00	
	24-hour TA	\$24.00	
	>24-hour TA	\$23.00	
	TEM NOB Bulk Sample Analysis (NY 198.4)		Turnaround based on time sample is received at Lab.
6-hour TA	\$59.00		
12-hour TA	\$54.00		
24-hour TA	\$47.00		
>24-hour TA	\$40.00		
Sprayed on Fireproofing Vermiculite (S0F-V) ELAP Method 198.8		Turnaround based on time sample is received at Lab.	
2 Day TA	\$842.00		
3 Day TA	\$561.00		
4 Day TA	\$496.00		
1 Week TA	\$310.00		
2 Week TA	\$275.00		

Additional Information:

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

**Broome County Land Bank Corporation
Environmental Testing Services Term Contract
Keystone Environmental Services (Division of Keystone Material Testing, LLC)
2022-2024 Proposed Contract Rate Schedule – Analytical, Reimbursable and Expenses**

Analytical Item		Proposed Unit Price	Comments
INDOOR AIR QUALITY (I)	Non-Viable Mold “Spore Trap” Air Samples (24hr TA)	\$60.00	Turnaround based on time sample is received at Lab.
	Viable Mold Air Samples (5-10 Day TA)	\$75.00	
	Non-Viable Mold Bulk/Tape Samples (24hr TA)	\$60.00	
	Viable Mold Bulk Culture Samples (5-10 Day TA)	\$85.00	
	Total Count & ID of Bacteria from Wipe Samples (5-7 day TA)	\$85.00	
	Legionella Pneumophila Detection with N:6 Air Sampler	\$130.00	
	Total or Respirable Crystalline Silica, Alpha Quartz, Crystobalite and Tridymite, NIOSH 7500 MOD (7-10 Day TA)	\$140.00	
	Sewage Screen Wipe Sample (5-7 Day TA)	\$135.00	
	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)	\$150.00	
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	\$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	
	TCLP-Lead Only		Turnaround based on time sample is received at Lab.
	Standard 5-7 Business Day TA	\$124.00	
	48-hour TA	\$195.00	
	24-hour TA	\$260.00	
Lead in Water			
Drinking Water (5-7 Day TA)	\$26.00		
MERCURY (I)	Vapor/Air Real – Time Monitoring- Hg Vapor Analyzer	Cost + 15%	Does Not Include Labor For Sampling
	Surface Wipe Sampling (48-hour TA)	\$65.00	Turnaround based on time sample is received at Lab.

Additional Information:

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

**Broome County Land Bank Corporation
Environmental Testing Services Term Contract
Keystone Environmental Services (Division of Keystone Material Testing, LLC)
2022-2024 Proposed Contract Rate Schedule – Analytical, Reimbursable and Expenses**

	Analytical Item	Proposed Unit Price	Comments
WATER	Total ICP per metal EPA 200.7	\$16.00	Analysis Fee Only - Does Not Include Labor For Sampling Standard Turnaround Time Between 5-10 Days.
	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	\$135.00	
	EPA 8270 B/N STARS List	\$198.00	
	EPA 8260 TCL	\$135.00	
	EPA 8270 TCL	\$295.00	
	EPA 8015 Glycols	\$124.00	
	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		
Alkalinity	\$26.00		
Ammonia	\$26.00		
BOD5	\$44.00		
Bromide	\$26.00		
CBOD5	\$42.00		

**Broome County Land Bank Corporation
Environmental Testing Services Term Contract
Keystone Environmental Services (Division of Keystone Material Testing, LLC)
2022-2024 Proposed Contract Rate Schedule – Analytical, Reimbursable and Expenses**

Analytical Item		Proposed Unit Price	Comments
WATER	Chloride	\$24.00	<p>Analysis Fee Only - Does Not Include Labor For Sampling</p> <p>Standard Turnaround Time Between 5-10 Days.</p>
	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)	\$24.00	
	Fecal Coliform (Waste Water)	\$33.00	
	HPC (Drinking Water)	\$26.00	
Benzene, Toluene, Ethylbenzene and Xylene (BTEX)	\$117.00		

**Broome County Land Bank Corporation
Environmental Testing Services Term Contract
Keystone Environmental Services (Division of Keystone Material Testing, LLC)
2022-2024 Proposed Contract Rate Schedule – Analytical, Reimbursable and Expenses**

Analytical Item		Proposed Unit Price	Comments
SOILS	Total RCRA Metals	\$130.00	<p>Analysis Fee Only - Does Not Include Labor For Sampling</p> <p>Standard Turnaround Time Between 5-10 Days.</p>
	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
Environmental Testing Services Term Contract
Keystone Environmental Services (Division of Keystone Material Testing, LLC)
2022-2024 Proposed 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	\$15.00/Cylinder	
	Cylinders Fabricated by Others	\$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 Testing Site)	\$ 35.00	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%	

**Broome County Land Bank Corporation
Environmental Testing Services Term Contract
Keystone Environmental Services (Division of Keystone Material Testing, LLC)
2022-2024 Proposed 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	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)	NYS DOL 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.)	Cost + 15%	
	Film and Photo Developing	Cost + 15%	
	Consumable Inspection Supplies	Cost + 15%	
	Subcontracted Services	Per Quote – Cost + 15%	

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