



July 30, 2019

Meghan M. Manion, Esq.
Montgomery County
Annex Building, Room 207
20 Park Street
Fonda, NY 12068

**Re: Proposal to Provide Additional Services
Former Beech-Nut Plant Demo/Rehab**

Dear Ms. Manion:

LiRo Engineers, Inc. (LiRo) is pleased to submit this proposal, as additional tasks under our Agreement for Professional Services (Base Agreement); entered into as of the 18th day of July 2018 by and between Montgomery County and LiRo Engineers, Inc.

SCOPE OF SERVICES

LiRo has been working diligently to maintain an aggressive schedule in preparation for the eventual redevelopment of the former Beech-nut Plant. In order to keep the overall progress moving, it has been necessary for LiRo to be flexible in how and when work gets completed. This flexibility has necessitated some additional work to be performed outside the original contract planned approach, which was discussed and agreed upon by the County in meetings, and has resulted in the following additional work tasks:

TASK 1: SHPO

LiRo's original scope assumed that the County's previous on-board consultant was providing a clear path for a SHPO Memorandum of Understanding (MOU). It was later determined that additional assistance from LiRo would be required for SHPO determination. In order to keep the overall project moving forward, LiRo agreed to work expeditiously to coordinate with SHPO to obtain a SHPO determination of the west side of the plant. This scope includes:

- Property condition evaluation for historic features and overall physical condition
- Cost evaluation of retaining existing structures vs. structure removal
- SHPO meetings
- Summary of initial findings & letter to SHPO
- Provide cost estimates to stabilize (capital cost) and maintain (O&M) the structures.
- Prepare a Historic Summary and Present Status Report for the Beech-nut Plant, west of Canajoharie Creek.

Developing this report will involve research and on-site data gathering. The end product will address the following concerns expressed by SHPO:

1. Document exterior front windows
2. Document some original doors
3. Document early partitions
4. Develop a historic summary
5. Describe structural evolution and structural types
6. The report will describe the current condition
7. The report will describe efforts to date save and reuse/lease these buildings
8. Provide recommendations



TASK 2: SEQR

LiRo's original scope assumed preparation of a single SEQR submittal package. In order to keep the project schedule moving, the County agreed to move forward dividing the site demolition and remediation efforts into two, an east side and a west side approach to the former Beech-nut Plant. While LiRo prepared documentation to support a Conditioned Negative Declaration for the east side of the plant, additional services are required to obtain a Conditioned Negative Declaration for the west side of the plant.

TASK 3: IMPLEMENT SHPO RECOMMENDATIONS

LiRo assumes that SHPO will require a Modified Level II-Type Historic American Buildings Survey (HABS) State-Level building survey. It is also possible that SHPO will possibly request a kiosk with plaque or other historical monument. LiRo is prepared develop the HABS, design a plaque or kiosk, and produce the plans and specifications for this effort.

TASK 4: HEMP PLANT BUILDING RENOVATION ESTIMATING

LiRo has evaluated the building structures on the east side of the former Beech-nut Plant as potential developer/purchaser(s) pose interest. LiRo will develop rough order of magnitude cost estimates for varying levels of improvements so financial decisions can be made by the County as to what improvements would be feasible as part of a real estate transaction.

PROJECT SCHEDULE

LiRo has and will continue to work expeditiously to complete each task as necessary in order to prepare the site for redevelopment opportunities as funding and transaction activity develops. LiRo will also maintain a master redevelopment schedule denoting previously approved tasks along with the proposed tasks outlined in this additional services proposal.

PROJECT COST

The following costs are broken down in further detail on an attached table for the tasks listed above:

Task 1: \$26,601

Task 2: \$9,600

Task 3: \$14,100

Task 4: \$7,724

Total: \$58,025

If you have any questions, please don't hesitate to contact me at (585) 732-8542.

Sincerely,
LiRo Engineers, Inc.

A handwritten signature in blue ink, appearing to read 'Jeffrey Perkins', is written over a light blue horizontal line.

Jeffrey Perkins, PE
Senior Associate

A handwritten signature in blue ink, appearing to read 'Robert Kreuzer', is written over a light blue horizontal line.

Robert Kreuzer, PG
Senior Vice President

BEECH-NUT PLANT - SHPO SEQR FEES

<u>Project Task</u>	<u>Task Description</u>	<u>Job Title</u>	<u>Estimated Man- Hours</u>	<u>Billing Rate (\$/Hour)</u>	<u>Total</u>
1.0 SHPO					
		Project Executive, Program Manager	4	\$150.00	\$600
		Project Manager, Sr. Engineer	8	\$135.00	\$1,080
		Engineer, Construction Manager	80	\$88.00	\$7,040
		CAD Tech	40	\$55.00	\$2,200
		Env. Field Tech, Asbestos Inspector	0	\$55.00	\$0
		Sub-Consultant - FOIT			\$15,681
<u>Task 1 Subtotal</u>					<i>\$26,601</i>
2.0 SEQR					
		Project Executive, Program Manager	4	\$150.00	\$600
		Project Manager, Sr. Engineer	8	\$135.00	\$1,080
		Engineer, Construction Manager	80	\$88.00	\$7,040
		CAD Tech	16	\$55.00	\$880
		Env. Field Tech, Asbestos Inspector		\$55.00	\$0
<u>Task 2 Subtotal</u>					<i>\$9,600</i>
3.0 Implement SHPO					
		Project Executive, Program Manager	2	\$150.00	\$300
		Project Manager, Sr. Engineer	8	\$135.00	\$1,080
		Engineer, Construction Manager	40	\$88.00	\$3,520
		CAD Tech	40	\$55.00	\$2,200
		Env. Field Tech, Asbestos Inspector		\$55.00	\$0
		Sub-Consultant - FOIT			\$7,000
<u>Task 3 Subtotal</u>					<i>\$14,100</i>
4.0 Estimating					
		Project Executive, Program Manager	2	\$150.00	\$300
		Project Manager, Sr. Engineer	40	\$135.00	\$5,400
		Engineer, Construction Manager	8	\$88.00	\$704
		CAD Tech	24	\$55.00	\$1,320
		Env. Field Tech, Asbestos Inspector		\$55.00	\$0
<u>Task 4 Subtotal</u>					<i>\$7,724</i>

Tasks 1 through 4 - Estimated Total Fees ***\$58,025***