



LiRo Engineers, Inc.

A LiRo Group Company

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April 30, 2020

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

**RE: Proposal to Provide Additional Construction Inspection and
Demolition Design Services for the Former Beech-Nut Plant**

LiRo Engineers, Inc. (LiRo) is pleased to submit our proposal to Montgomery County to continue to provide Professional Engineering Services associated with the redevelopment of the former Beech-Nut facility in Canajoharie, New York.

LiRo has been working diligently to maintain progress towards the redevelopment goals at the Former Beech-Nut facility. As you are aware, it has been necessary for LiRo to remain flexible in order to maintain appreciable progress towards the overall goals. As discussed previously, this flexibility has resulted in additional costs associated with our services.

SCOPE

Task 1 – Additional Construction Inspection and Asbestos Monitoring

Abatement and construction durations have exceeded the periods assumed in our proposal, which is included as Exhibit A to our Contract with Montgomery County dated 7/18/2018. LiRo's proposal included assumed durations of 4 months' worth of asbestos abatement monitoring and 6 months' worth of construction inspection services.

Based on the current schedule, updated estimates through completion of the Interior Abatement and Select Demolition work currently being conducted by Apollo Dismantling Services (Apollo), are for 11 months of asbestos monitoring (2 months previously completed on the East side plus 9 months on the West Side through substantial completions of Apollo's Contract) and 12 months of Construction Inspection (3 months previously completed on the East side plus 9 months through Final Completion of Apollo's Contract). The extended schedule is due to several factors including the requirement to segment the work and the delays due to COVID-19.

In accordance with the terms of our existing Contract, LiRo proposes to proceed with the additional Construction Inspection and Asbestos Monitoring at the Contract Approved Unit Rates. Based on the current project schedule, LiRo estimates that an additional \$166,730 will be necessary to complete the Construction Inspection and Asbestos Monitoring services through completion of Apollo's Contract. A breakdown of these estimate costs is provided in the attached Table 1.

Task 2 – Demolition Design and Bid Support

LiRo's proposal, which is included as Exhibit A to our Contract with Montgomery County dated 7/18/2018, included the preparation of designs for two (2) bid packages. LiRo has completed two bid packages to support the project to date, however, in order to maintain progress while obtaining SHPO and SEQR approvals, these packages did not include the structural demolition.



LiRo will develop Design Plans and Specifications for the demolition of the site structures to allow for approvals by all required regulatory agencies and solicitation of competitive bids from qualified Contractors. Technical specifications will comply with the Construction Specifications Institute (CSI) manual of practice.

LiRo will also provide bid procurement support including preparing Bid Documents, coordinating public advertisement of the bids, conducting a Pre-bid walkthrough, responding to bidder questions, preparing contract Addenda, reviewing bids for accuracy, completeness, and compliance with requirements, and providing a recommendation of lowest responsible bid.

LiRo proposes to proceed with the Demolition design utilizing the existing contract approved unit rates. LiRo estimates that the cost to complete the additional design will not exceed \$34,157. A breakdown of the estimated design fees is provided in the attached Table 2.

Should you require any additional information or wish to discuss our qualifications in more detail, please contact me directly at 716-882-5476.

Sincerely,
LiRo Engineers, Inc.

Robert Kreuzer
Senior Vice President

TABLE 1
Additional Construction Oversight Fees

<u>Task Description</u>	<u>Job Title</u>	<u>Estimated Man-Hours</u>	<u>Billing Rate (\$/Hour)</u>	<u>Total</u>	<u>Comment</u>
Construction Oversight (Assumes Apollo Contract Completion by 8/31/2020)					
LiRo - Construction Management/Inspection	Project Executive, Program Manager	20	\$150.00	\$3,000	1 hrs/wk for 20 weeks
	Project Manager, Sr. Engineer	40	\$135.00	\$5,400	2 hrs/week for 20 wks
	ACM Manager, Designer	160	\$85.00	\$13,600	8 hrs/wk for 20 weeks
	Engineer, Construction Manager	800	\$88.00	\$70,400	40 hrs/wk for 20 weeks
Subtotal - Bid Assistance				\$92,400	
ATL - Asbestos Monitoring	Project Manager, Sr. Engineer	30	\$95.00	\$2,850	1.5 hrs/wk for 20 weeks
	Asbestos Project Monitor - Straight Time	640	\$57.00	\$36,480	32 hrs/wk for 20 weeks
	Asbestos Project Monitor - Premium Time	200	\$85.00	\$17,000	10 hrs/wk for 20 weeks
	Asbestos Air Sample Laboratory Analysis Fees	As Needed		\$18,000	~\$900/wk for 20 weeks
Subtotal - Bid Assistance				\$74,330	

Estimated Additional Construction Oversight Fees \$166,730

TABLE 2
Proposed Demolition Design and Bid Support Fees

<u>Task Description</u>	<u>Job Title</u>	<u>Estimated Man- Hours</u>	<u>Billing Rate (\$/Hour)</u>	<u>Total</u>
<i>Development Demolition Bid Plans and Specifications</i>				
Front End Documents	Project Executive, Program Manager	2	\$150.00	\$300
	Project Manager, Sr. Engineer	5	\$135.00	\$675
	Engineer, Construction Manager	16	\$88.00	\$1,408
Demo/Stabilization Technical Specs and Plans	Project Executive, Program Manager	20	\$150.00	\$3,000
	Project Manager, Sr. Engineer	60	\$135.00	\$8,100
	ACM Manager, Designer	60	\$85.00	\$5,100
	Engineer, Construction Manager	30	\$88.00	\$2,640
	CAD Tech	30	\$55.00	\$1,650
	Env. Field Tech, Asbestos Inspector	32	\$55.00	\$1,760
Prepare Cost and Schedule Estimates	Project Executive, Program Manager	4	\$150.00	\$600
	Project Manager, Sr. Engineer	4	\$135.00	\$540
	ACM Manager, Designer	8	\$85.00	\$680
	Engineer, Construction Manager	16	\$88.00	\$1,408
<i>Subtotal - Develop Plans and Specs</i>				<i>\$27,861</i>
<i>Bid Procurement/Support</i>				
Pre-Bid Walk	Project Executive, Program Manager	0	\$150.00	\$0
	Project Manager, Sr. Engineer	8	\$135.00	\$1,080
	ACM Manager, Designer	8	\$85.00	\$680
	Engineer, Construction Manager	12	\$88.00	\$1,056
Respond to Questions/ Issue Addendum	Project Executive, Program Manager	2	\$150.00	\$300
	Project Manager, Sr. Engineer	2	\$135.00	\$270
	ACM Manager, Designer	8	\$85.00	\$680
	Engineer, Construction Manager	0	\$88.00	\$0
	CAD Tech	2	\$55.00	\$110
Bid Opening/Bid Review/Rec. of Award	Project Executive, Program Manager	6	\$150.00	\$900
	Project Manager, Sr. Engineer	4	\$135.00	\$540
	ACM Manager, Designer	8	\$85.00	\$680
	Engineer, Construction Manager	0	\$88.00	\$0
<i>Subtotal - Bid Assistance</i>				<i>\$6,296</i>

Estimated Demolition Design and Bid Assistance Fees *\$34,157*