



MONROE COUNTY

Environment and Public Works Committee

May 23, 2022 5:15 PM

AGENDA

A. ROLL CALL

B. PUBLIC FORUM

C. PRESENTATION

2023-2028 Capital Improvement Program

Pat Gooch, Senior Planner, Monroe County Planning and Development
Department

As it pertains to the Environment and Public Works Committee

D. APPROVAL OF MINUTES

April 25, 2022

E. NEW BUSINESS

22-0161

Adopt 2023-2028 Capital Improvement Program - County Executive Adam J. Bello

22-0162

Amend the 2022-2027 Capital Improvement Program and 2022 Capital Budget to
Add a Project Entitled "Monroe Community College Wolk Health Care Center;"
Authorize Financing for the Project; and Authorize a Contract with the Dormitory
Authority of the State of New York - County Executive Adam J. Bello

22-0163

Amend the 2022 Capital Budget and Authorize Financing to Increase Funding for the Space Utilization and Renovation of CityPlace Project - County Executive Adam J. Bello

22-0164

Authorize a Contract with Hunt Engineers, Architects, Land Surveyors & Landscape Architect D.P.C. for Professional Design Services for the Fiber Optic Master Plan Project - County Executive Adam J. Bello

22-0165

Authorize a Contract with Hunt Engineers, Architects, Land Surveyors & Landscape Architect D.P.C. for Professional Services for the Monroe Community College Expand Virtual Learning Center Project - County Executive Adam J. Bello

22-0166

Authorize a Contract with Fisher Associates, P.E., L.S., L.A., D.P.C. for Professional Design Services for the Monroe Community College Improve Safety of Downtown Campus Entrance Project - County Executive Adam J. Bello

22-0167

Authorize the Implementation of a Project Labor Agreement for the Specialized Secure Detention Facility Capital Project - County Executive Adam J. Bello

22-0168

Determination of Significance Pursuant to the State Environmental Quality Review Act for Tropical Exhibit and Main Entry Plaza Project - County Executive Adam J. Bello

22-0169

Authorize the Implementation of a Project Labor Agreement for the Tropical Exhibit Main Entry Plaza Project - County Executive Adam J. Bello

22-0170

Authorize an Intermunicipal Agreement with the City of Rochester for the County to Supply Chilled Water to the City's Air Conditioning System at the Blue Cross Arena - County Executive Adam J. Bello

22-0171

Classification of Action and Determination of Significance Pursuant to State Environmental Quality Review Act ("SEQRA") for East Avenue Sidewalk Project Funded through the Monroe County Community Development Block Grant Program/HOME - County Executive Adam J. Bello

22-0172

Classification of Action and Determination of Significance Pursuant to State Environmental Quality Review Act ("SEQRA") for the Archer Road Sidewalk Project funded through the Monroe County Community Development Block Grant Program/HOME - County Executive Adam J. Bello

22-0173

Classification of Action and Determination of Significance Pursuant to State Environmental Quality Review Act ("SEQRA") for the First Time Home Buyer Program funded through the Monroe County Home Investment Partnerships Program - County Executive Adam J. Bello

22-0174

Classification of Action and Determination of Significance Pursuant to State Environmental Quality Review Act ("SEQRA") for the Acquisition Rehab Resale Program funded through the Monroe County Home Investment Partnerships Program - County Executive Adam J. Bello

22-0187

Amend the 2022 Capital Budget to Provide an Increase in Funding for the Monroe County Library System Fleet Replacement Project and Authorize an Interfund Transfer - County Executive Adam J. Bello

22-0189

Classification of Action and Determination of Significance Pursuant to the State Environmental Quality Review Act for the Sale of County Owned Surplus Real Property at the April 2022 Public Auction - County Executive Adam J. Bello

22-0197

Classification of Action and Determination of Significance Pursuant to the State Environmental Quality Review Act for the Lease of Office and Laboratory Space at 819-827 West Main Street, Rochester, NY - County Executive Adam J. Bello

F. OTHER MATTERS

G. ADJOURNMENT

The next meeting of the Environment & Public Works Committee will be held on
June 27, 2022 at 5:15 p.m



ATTACHMENTS:

Description File Name

- ▣ April 25, 2022 4.25.22_EPW_minutes.pdf

Summary of Minutes
ENVIRONMENT & PUBLIC WORKS COMMITTEE
April 25, 2022
5:15 p.m.

Chairman McCabe called the meeting to order at 5:16 p.m.

MEMBERS PRESENT: Sean McCabe (Chair), Mark Johns (Vice-Chair), Tracy DiFlorio, George Hebert, Susan Hughes-Smith (RMM), Albert Blankley, Howard Maffucci, President LaMar (Ex-Officio)

OTHER LEGISLATORS PRESENT: Dave Long, Maria Vecchio, Kathy Taylor

ADMINISTRATION PRESENT: Jeff McCann (Deputy County Executive), Don Crumb (Legislative Liaison), Andy Moore (Airport Director), Michael Garland, P.E. (DES Director), Clem Chung (Deputy DES Director), Robert Franklin (CFO), Bill Daly (DES), John Bringewatt (County Attorney), Laura Smith (Deputy County Attorney), Tom Morrissey (Parks)

PUBLIC FORUM: There were no speakers.

APPROVAL OF MINUTES: The minutes of March 21, 2022 were approved as submitted.

NEW BUSINESS: *(President LaMar voted on the following referrals.)*

22-0120 - Acceptance of Two Grants from the New York State Department of Environmental Conservation for Nonpoint Source Planning - Monroe County Recycling Center Green Infrastructure Feasibility Study and Climate Smart Communities - Climate Action Plan- County Executive Adam J. Bello

MOVED by Legislator Johns, SECONDED by Legislator DiFlorio.
ADOPTED: 8-0

22-0121 - Authorize a Contract with McFarland Johnson, Inc. for Design Services for the Rehabilitation of the Aircraft Rescue and Firefighting Facility Project at the Frederick Douglass-Greater Rochester International Airport - County Executive Adam J. Bello

MOVED by Legislator DiFlorio, SECONDED by Legislator Hebert.
ADOPTED: 8-0

22-0122 - Amend the 2022-2027 Capital Improvement Program and the 2022 Capital Budget to Add a Project Entitled "Robach Center Rehabilitation and Improvements" and Authorize Financing for the Project- County Executive Adam J. Bello

MOVED by Legislator Hebert, SECONDED by Legislator Johns.
ADOPTED: 8-0

22-0147 - Amend the 2022 Capital Budget and Bond Resolution 444 of 2021 to Provide an Increase in Funding and Authorize Two (2) Contracts with McFarland Johnson, Inc. for Design and Construction Administration Services for the Refurbish/Replacement of Passenger Loading Bridges Project at the Frederick Douglass-Greater Rochester International Airport - As a Matter of Importance - County Executive Adam J. Bello

MOVED by Legislator Johns, SECONDED by Legislator DiFlorio.
ADOPTED: 8-0

- 22-0148 -** Amend the 2022 Capital Budget and Bond Resolution 449 of 2021 to Provide an Increase in Funding for the Access/Circulation Roadway Improvements Project at the Frederick Douglass–Greater Rochester International Airport – As a Matter of Importance - County Executive Adam J. Bello

MOVED by Legislator DiFlorio, SECONDED by Legislator Hebert.
ADOPTED: 8-0

- 22-0149 -** Amend the 2022 Capital Budget and Bond Resolution 450 of 2021 to Provide an Increase in Funding for the Rehabilitate Taxiway A from Taxiway A4 to Taxiway E Project at the Frederick Douglass-Greater Rochester International Airport As a Matter of Importance - County Executive Adam J. Bello

MOVED by Legislator Hebert, SECONDED by Legislator Johns.
ADOPTED: 8-0

- 22-0152 -** Amend the 2022-2027 Capital Improvement Program and the 2022 Capital Budget to Add a Project Entitled "Frontier Field Facility and Patron Improvements;" Authorize Financing for the Project; Acceptance of a Grant from New York State; Amend Resolution 10 of 2022 to Increase the Contract with SWBR Architecture, Engineering, and Landscape Architecture D.P.C.; and Authorize the Implementation of a Project Labor Agreement for Frontier Field Capital Projects – As a Matter of Importance - County Executive Adam J. Bello

MOVED by Legislator Johns, SECONDED by Legislator DiFlorio.
ADOPTED: 8-0

OTHER MATTERS

ADJOURNMENT:

There being no other matters, Chairman McCabe adjourned the meeting at 5:45 p.m.

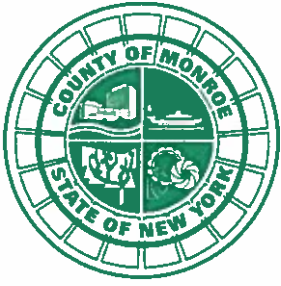
The next meeting of the Environment and Public Works Committee will be held on **May 23, 2022 at 5:15pm.**

Respectfully Submitted,
Frank Keophetlasy
Deputy Clerk of the Legislature



ATTACHMENTS:

- | | Description | File Name |
|--------------------------|-----------------------|--|
| <input type="checkbox"/> | Referral | R22-0161.pdf |
| <input type="checkbox"/> | Supplement for CIP | Grant_22-0161_CIP_SupplementAttach.pdf |



Office of the County Executive

Monroe County, New York

Adam J. Bello
County Executive

May 6, 2022

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|--|
| OFFICIAL FILE COPY |
| No. <u>220161</u> |
| Not to be removed from the Office of the Legislature Of Monroe County |
| Committee Assignment |
| PLAN & EC DEV -L |
| ENV. & PUB. WORKS |
| INTRGOV REL |

To The Honorable
Monroe County Legislature
407 County Office Building
Rochester, New York 14614

REC & ED
HUMAN SERVICES
TRANSPORTATION
PUBLIC SAFETY
WAYS & MEANS

Subject: Adopt 2023-2028 Capital Improvement Program

Honorable Legislators:

I recommend that Your Honorable Body adopt the proposed 2023-2028 Capital Improvement Program as recommended by the Monroe County Planning Board. The proposed Capital Improvement Program is submitted to the County Legislature in accordance with Section C4-10 of Article IV and Section C5-7 of Article V of the Monroe County Charter.

This proposed program includes projects designed to address aging infrastructure while at the same time ensuring that Monroe County continues to grow and expand its job base and quality of life. Projects contained in the program are intended to improve and modernize public buildings, construct needed highway and bridge improvements, as well as continue investment in public safety, the Frederick Douglass Greater Rochester International Airport, the County Parks System, the Monroe County Library System, the Monroe Community Hospital, and Monroe Community College.

The 2023-2028 Capital Improvement Program is the result of a collaborative effort involving the County Executive's Office, Departments of Planning and Development, Finance (Office of Management and Budget), Law, Transportation, Environmental Services, Parks, and Information Services. In addition, the Monroe County Planning Board put in many hours in reviewing and recommending this program. I want to thank all of those involved in the preparation of this program for their hard work and dedication.

The specific legislative actions required are:

1. Fix a public hearing on the adoption of the proposed 2023-2028 Capital Improvement Program.

2. Direct the Clerk of the Legislature to publish legal notice of such public hearing at least once in one daily newspaper of general circulation in the County at least ten (10) days before the date set for the hearing.
3. Adopt the proposed 2023-2028 Capital Improvement Program, as submitted, in its entirety.

This action is a Type II Action pursuant to 6 NYCRR § 617.5(c)(27) (“conducting concurrent environmental, engineering, economic, feasibility and other studies and preliminary planning and budgetary processes necessary to the formulation of a proposal for action, provided those activities do not commit the agency to commence, engage in or approve such action”) and is not subject to further review under the State Environmental Quality Review Act.

The adoption of the proposed 2023-2028 Capital Improvement Program will have no impact on the revenues or expenditures of the current Monroe County budget.

I recommend that this matter be referred to the appropriate committee(s) for favorable action by Your Honorable Body.

Sincerely,



Adam J. Bello
Monroe County Executive



greater rochester international airport



Monroe Community College
STATE UNIVERSITY OF NEW YORK

SUPPLEMENT

Recommended 2023 - 2028 Capital Improvement Program



MONROE COUNTY
PARKS



April, 2022

Submitted to
the Monroe County Legislature for
Review and Recommendation

by

Adam J. Bello, County Executive *and*

the

Monroe County Planning Board



Seneca Park Zoo

Connect. Care. Conserve.



Monroe County
Library System

www.libraryweb.org

Supplement to the Recommended 2023-2028 Capital Improvement Program

This Supplement to the April, 2022, Recommended CIP submitted to the Monroe County Legislature is being provided to expand the project summary tables for those departments that use cash from their operating budgets as a source of funds for capital projects (Information Services, Library, Pure Waters, Solid Waste, Parks, Traffic Engineering, Public Safety, and the Office of the Sheriff).

As described in the main CIP document, the sources of funds for financing the County's capital projects are primarily County revenues, project revenues, state and federal aid, and debt financing. Sometimes, private parties or local governments contribute towards a portion of project costs. County revenues primarily consist of property and sales taxes. Project revenues are made up of special district charges (Pure Waters assessments) and enterprise (direct user) fees (Airport, Solid Waste, and Monroe Community Hospital). State and federal aid is in the form of grants for specific projects.

The following department summary tables designate funding sources as follows: County operating cash (cc); County debt financing (c); special district charges (d); district operating cash (dc); enterprise fees (e); enterprise operating cash (ec); state grants (s); federal grants (f); and private funds (p).

Supplement to Recommended 2023-2028 CIP Program Summary Tables Table of Contents

| | Page |
|--|------|
| Department of Information Services | 2 |
| Health Department - Medical Examiner | 2 |
| Monroe Community College | 3 |
| Monroe Community Hospital | 4 |
| Monroe County Library System | 4 |
| Department of Aviation | 5 |
| Department of Environmental Services - Division of Pure Waters | 7 |
| Department of Environmental Services - Engineering and Facilities Management | 8 |
| Department of Environmental Services - Solid Waste | 8 |
| Department of Parks | 9 |
| Department of Parks - Seneca Park Zoo | 9 |
| Department of Transportation - Highways and Bridges | 10 |
| Department of Transportation - Traffic Engineering | 11 |
| Department of Public Safety | 12 |
| Monroe County Office of the Sheriff | 13 |
| Monroe County Water Authority | 13 |

Department of Information Services

| Project Name | Funding | Budget | Annual Project Cost | | | | | Total Cost 6 Years |
|--|-------------------------|------------------|---------------------|------------------|------------------|------------------|------------------|-----------------------|
| | | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | |
| N/W Infrastructure | cc | 2,750,000 | 1,350,000 | 700,000 | 900,000 | 1,600,000 | 950,000 | 8,250,000 |
| | Total | 2,750,000 | 1,350,000 | 700,000 | 900,000 | 1,600,000 | 950,000 | 8,250,000 |
| ERP/Security | cc | 350,000 | 850,000 | 350,000 | 200,000 | 600,000 | 650,000 | 3,000,000 |
| | Total | 350,000 | 850,000 | 350,000 | 200,000 | 600,000 | 650,000 | 3,000,000 |
| Office Equipment Refresh and Replacement | cc | 0 | 900,000 | 2,050,000 | 2,000,000 | 900,000 | 1,500,000 | 7,350,000 |
| | Total | 0 | 900,000 | 2,050,000 | 2,000,000 | 900,000 | 1,500,000 | 7,350,000 |
| <i>Italics denotes a new project</i> | County Cash | 3,100,000 | 3,100,000 | 3,100,000 | 3,100,000 | 3,100,000 | 3,100,000 | 18,600,000 |
| | Department Total | 3,100,000 | 3,100,000 | 3,100,000 | 3,100,000 | 3,100,000 | 3,100,000 | 18,600,000 |

Health Department - Medical Examiner

| Project Name | Funding | Budget | Annual Project Cost | | | | | Total Cost 6 Years |
|---|-------------------------|----------|---------------------|----------------|----------------|----------|----------------|-----------------------|
| | | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | |
| Toxicology Lab Equipment - Medical Examiner | c | 0 | 310,000 | 120,000 | 485,000 | 0 | 350,000 | 1,265,000 |
| | Total | 0 | 310,000 | 120,000 | 485,000 | 0 | 350,000 | 1,265,000 |
| <i>Italics denotes a new project</i> | County | 0 | 310,000 | 120,000 | 485,000 | 0 | 350,000 | 1,265,000 |
| | Department Total | 0 | 310,000 | 120,000 | 485,000 | 0 | 350,000 | 1,265,000 |

Monroe Community College

| Project Name | Funding | Budget | Annual Project Cost | | | | | Total Cost 6 Years |
|---|-------------------------|------------------|---------------------|-------------------|-------------------|------------------|------------------|-----------------------|
| | | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | |
| Property Preservation Projects Phase 3 | c | 680,000 | 273,000 | 1,500,000 | 1,000,000 | 1,000,000 | 1,250,000 | 5,703,000 |
| | s | 680,000 | 273,000 | 1,500,000 | 1,000,000 | 1,000,000 | 1,250,000 | 5,703,000 |
| | Total | 1,360,000 | 546,000 | 3,000,000 | 2,000,000 | 2,000,000 | 2,500,000 | 11,406,000 |
| Applied Technology Center - S.T.E.M. Addition | c | 174,000 | 5,546,000 | 5,713,000 | 5,884,000 | 0 | 0 | 17,317,000 |
| | s | 174,000 | 5,546,000 | 5,713,000 | 5,884,000 | 0 | 0 | 17,317,000 |
| | Total | 348,000 | 11,092,000 | 11,426,000 | 11,768,000 | 0 | 0 | 34,634,000 |
| Services for Students Renovation | c | 2,533,000 | 2,609,000 | 2,688,000 | 0 | 0 | 0 | 7,830,000 |
| | s | 2,533,000 | 2,609,000 | 2,688,000 | 0 | 0 | 0 | 7,830,000 |
| | Total | 5,066,000 | 5,218,000 | 5,376,000 | 0 | 0 | 0 | 15,660,000 |
| Capital Equipment Replacement - Technology | c | 680,000 | 250,000 | 0 | 0 | 0 | 0 | 930,000 |
| | s | 680,000 | 250,000 | 0 | 0 | 0 | 0 | 930,000 |
| | Total | 1,360,000 | 500,000 | 0 | 0 | 0 | 0 | 1,860,000 |
| Expand Virtual Learning Center | c | 296,000 | 0 | 0 | 0 | 0 | 0 | 296,000 |
| | s | 296,000 | 0 | 0 | 0 | 0 | 0 | 296,000 |
| | Total | 592,000 | 0 | 0 | 0 | 0 | 0 | 592,000 |
| Improve Safety of Downtown Campus Entrance | c | 232,000 | 0 | 0 | 0 | 0 | 0 | 232,000 |
| | s | 232,000 | 0 | 0 | 0 | 0 | 0 | 232,000 |
| | Total | 464,000 | 0 | 0 | 0 | 0 | 0 | 464,000 |
| Optimize Campus Wayfinding | c | 0 | 0 | 0 | 0 | 1,568,000 | 1,568,000 | 3,136,000 |
| | s | 0 | 0 | 0 | 0 | 1,568,000 | 1,568,000 | 3,136,000 |
| | Total | 0 | 0 | 0 | 0 | 3,136,000 | 3,136,000 | 6,272,000 |
| Enhance Pedestrian Safety & Connectivity | c | 0 | 0 | 0 | 0 | 431,000 | 0 | 431,000 |
| | s | 0 | 0 | 0 | 0 | 431,000 | 0 | 431,000 |
| | Total | 0 | 0 | 0 | 0 | 862,000 | 0 | 862,000 |
| Improve Transit Services & Facilities | c | 0 | 0 | 0 | 0 | 0 | 125,000 | 125,000 |
| | s | 0 | 0 | 0 | 0 | 0 | 125,000 | 125,000 |
| | Total | 0 | 0 | 0 | 0 | 0 | 250,000 | 250,000 |
| <i>Italics denotes a new project</i> | County | 4,595,000 | 8,678,000 | 9,901,000 | 6,884,000 | 2,999,000 | 2,943,000 | 36,000,000 |
| | State | 4,595,000 | 8,678,000 | 9,901,000 | 6,884,000 | 2,999,000 | 2,943,000 | 36,000,000 |
| | Department Total | 9,190,000 | 17,356,000 | 19,802,000 | 13,768,000 | 5,998,000 | 5,886,000 | 72,000,000 |

Monroe Community Hospital

| Project Name | Funding | Budget | Annual Project Cost | | | | | Total Cost 6 Years |
|---|-------------------------|------------------|---------------------|------------------|------------------|------------------|------------------|-----------------------|
| | | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | |
| Infrastructure Improvements | e | 220,000 | 150,000 | 175,000 | 150,000 | 400,000 | 150,000 | 1,245,000 |
| | Total | 220,000 | 150,000 | 175,000 | 150,000 | 400,000 | 150,000 | 1,245,000 |
| Information Technology Equipment | e | 593,000 | 1,218,000 | 843,000 | 1,340,000 | 443,000 | 643,000 | 5,080,000 |
| | Total | 593,000 | 1,218,000 | 843,000 | 1,340,000 | 443,000 | 643,000 | 5,080,000 |
| Equipment/Furnishings/Resident Care | e | 388,000 | 502,000 | 524,000 | 837,000 | 556,000 | 448,000 | 3,255,000 |
| | Total | 388,000 | 502,000 | 524,000 | 837,000 | 556,000 | 448,000 | 3,255,000 |
| Interior Improvements | e | 600,000 | 500,000 | 300,000 | 300,000 | 200,000 | 200,000 | 2,100,000 |
| | Total | 600,000 | 500,000 | 300,000 | 300,000 | 200,000 | 200,000 | 2,100,000 |
| Exterior, Site and Utility Improvements | e | 350,000 | 175,000 | 175,000 | 175,000 | 175,000 | 175,000 | 1,225,000 |
| | Total | 350,000 | 175,000 | 175,000 | 175,000 | 175,000 | 175,000 | 1,225,000 |
| Roof Improvements | e | 0 | 1,000,000 | 0 | 0 | 1,000,000 | 0 | 2,000,000 |
| | Total | 0 | 1,000,000 | 0 | 0 | 1,000,000 | 0 | 2,000,000 |
| <i>Italics denotes a new project</i> | Enterprise | 2,151,000 | 3,545,000 | 2,017,000 | 2,802,000 | 2,774,000 | 1,616,000 | 14,905,000 |
| | Department Total | 2,151,000 | 3,545,000 | 2,017,000 | 2,802,000 | 2,774,000 | 1,616,000 | 14,905,000 |

Monroe County Library System

| Project Name | Funding | Budget | Annual Project Cost | | | | | Total Cost 6 Years |
|--|-------------------------|----------------|---------------------|----------------|----------------|----------------|----------------|-----------------------|
| | | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | |
| Library System Automation | cc | 155,000 | 155,000 | 155,000 | 155,000 | 155,000 | 155,000 | 930,000 |
| | Total | 155,000 | 155,000 | 155,000 | 155,000 | 155,000 | 155,000 | 930,000 |
| Monroe County Library System Fleet Replacement | c | 0 | 0 | 0 | 0 | 260,000 | 0 | 260,000 |
| | Total | 0 | 0 | 0 | 0 | 260,000 | 0 | 260,000 |
| <i>Italics denotes a new project</i> | County | 0 | 0 | 0 | 0 | 260,000 | 0 | 260,000 |
| | County Cash | 155,000 | 155,000 | 155,000 | 155,000 | 155,000 | 155,000 | 930,000 |
| | Department Total | 155,000 | 155,000 | 155,000 | 155,000 | 415,000 | 155,000 | 1,190,000 |

Department of Aviation

| Project Name | Funding | Budget | Annual Project Cost | | | | | Total Cost 6 Years |
|-------------------------------------|--------------|------------------|---------------------|------------------|------------------|------------------|----------------|-----------------------|
| | | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | |
| Runway 28 Safety Improvements | e | 10,000 | 15,000 | 125,000 | 0 | 0 | 0 | 150,000 |
| | s | 10,000 | 15,000 | 125,000 | 0 | 0 | 0 | 150,000 |
| | f | 180,000 | 270,000 | 2,250,000 | 0 | 0 | 0 | 2,700,000 |
| | Total | 200,000 | 300,000 | 2,500,000 | 0 | 0 | 0 | 3,000,000 |
| General Aviation Apron Improvements | e | 25,000 | 25,000 | 0 | 25,000 | 0 | 25,000 | 100,000 |
| | s | 25,000 | 25,000 | 0 | 25,000 | 0 | 25,000 | 100,000 |
| | f | 450,000 | 450,000 | 0 | 450,000 | 0 | 450,000 | 1,800,000 |
| | Total | 500,000 | 500,000 | 0 | 500,000 | 0 | 500,000 | 2,000,000 |
| Heavy Equipment | e | 0 | 0 | 0 | 30,000 | 0 | 0 | 30,000 |
| | s | 0 | 0 | 0 | 30,000 | 0 | 0 | 30,000 |
| | f | 2,000,000 | 0 | 2,000,000 | 540,000 | 0 | 0 | 4,540,000 |
| | Total | 2,000,000 | 0 | 2,000,000 | 600,000 | 0 | 0 | 4,600,000 |
| Airspace Protection Program | e | 50,000 | 0 | 50,000 | 0 | 0 | 0 | 100,000 |
| | s | 50,000 | 0 | 50,000 | 0 | 0 | 0 | 100,000 |
| | f | 900,000 | 0 | 900,000 | 0 | 0 | 0 | 1,800,000 |
| | Total | 1,000,000 | 0 | 1,000,000 | 0 | 0 | 0 | 2,000,000 |
| Terminal Improvements | e | 0 | 0 | 0 | 0 | 100,000 | 0 | 100,000 |
| | s | 0 | 0 | 0 | 0 | 100,000 | 0 | 100,000 |
| | f | 1,000,000 | 0 | 0 | 3,070,000 | 1,800,000 | 0 | 5,870,000 |
| | Total | 1,000,000 | 0 | 0 | 3,070,000 | 2,000,000 | 0 | 6,070,000 |
| Airport Building Improvements | e | 1,000,000 | 0 | 0 | 1,000,000 | 0 | 0 | 2,000,000 |
| | Total | 1,000,000 | 0 | 0 | 1,000,000 | 0 | 0 | 2,000,000 |
| Terminal Fire Detection Upgrade | f | 1,000,000 | 0 | 0 | 0 | 2,000,000 | 0 | 3,000,000 |
| | Total | 1,000,000 | 0 | 0 | 0 | 2,000,000 | 0 | 3,000,000 |
| Airport Information Systems Upgrade | f | 300,000 | 0 | 0 | 0 | 500,000 | 0 | 800,000 |
| | Total | 300,000 | 0 | 0 | 0 | 500,000 | 0 | 800,000 |
| Planning and Design Projects | e | 13,000 | 0 | 0 | 0 | 25,000 | 0 | 38,000 |
| | s | 13,000 | 0 | 0 | 0 | 25,000 | 0 | 38,000 |
| | f | 225,000 | 0 | 0 | 0 | 450,000 | 0 | 675,000 |
| | Total | 251,000 | 0 | 0 | 0 | 500,000 | 0 | 751,000 |
| 100 Ramp Rehabilitation | e | 200,000 | 0 | 0 | 0 | 0 | 500,000 | 700,000 |
| | Total | 200,000 | 0 | 0 | 0 | 0 | 500,000 | 700,000 |
| Property Acquisition | e | 25,000 | 0 | 0 | 0 | 0 | 25,000 | 50,000 |
| | s | 25,000 | 0 | 0 | 0 | 0 | 25,000 | 50,000 |
| | f | 450,000 | 0 | 0 | 0 | 0 | 450,000 | 900,000 |
| | Total | 500,000 | 0 | 0 | 0 | 0 | 500,000 | 1,000,000 |
| Taxiway "C" Rehabilitation | e | 0 | 0 | 50,000 | 0 | 0 | 0 | 50,000 |
| | s | 0 | 0 | 50,000 | 0 | 0 | 0 | 50,000 |
| | f | 0 | 3,000,000 | 900,000 | 0 | 0 | 0 | 3,900,000 |
| | Total | 0 | 3,000,000 | 1,000,000 | 0 | 0 | 0 | 4,000,000 |
| Parking Facility Upgrades | e | 0 | 500,000 | 0 | 500,000 | 0 | 500,000 | 1,500,000 |
| | Total | 0 | 500,000 | 0 | 500,000 | 0 | 500,000 | 1,500,000 |
| North Ramp Improvements | e | 0 | 50,000 | 0 | 0 | 100,000 | 0 | 150,000 |
| | s | 0 | 50,000 | 0 | 0 | 100,000 | 0 | 150,000 |
| | f | 0 | 900,000 | 0 | 0 | 1,800,000 | 0 | 2,700,000 |
| | Total | 0 | 1,000,000 | 0 | 0 | 2,000,000 | 0 | 3,000,000 |

Department of Aviation, continued

| Project Name | Funding | Budget | Annual Project Cost | | | | | Total Cost 6 Years |
|--|-------------------------|------------------|---------------------|------------------|------------------|------------------|------------------|-----------------------|
| | | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | |
| Viaduct Rehabilitation | e | 0 | 50,000 | 0 | 0 | 50,000 | 0 | 100,000 |
| | s | 0 | 50,000 | 0 | 0 | 50,000 | 0 | 100,000 |
| | f | 0 | 900,000 | 0 | 0 | 900,000 | 0 | 1,800,000 |
| | Total | 0 | 1,000,000 | 0 | 0 | 1,000,000 | 0 | 2,000,000 |
| Access/Circulation Roadway | e | 0 | 500,000 | 0 | 0 | 0 | 500,000 | 1,000,000 |
| | s | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | f | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | Total | 0 | 500,000 | 0 | 0 | 0 | 500,000 | 1,000,000 |
| Airport Safety and Security | e | 0 | 75,000 | 0 | 0 | 0 | 0 | 75,000 |
| | s | 0 | 75,000 | 0 | 0 | 0 | 0 | 75,000 |
| | f | 0 | 1,350,000 | 0 | 0 | 0 | 0 | 1,350,000 |
| | Total | 0 | 1,500,000 | 0 | 0 | 0 | 0 | 1,500,000 |
| Airport Pavement Management Study | e | 0 | 15,000 | 0 | 0 | 0 | 0 | 15,000 |
| | s | 0 | 15,000 | 0 | 0 | 0 | 0 | 15,000 |
| | f | 0 | 270,000 | 0 | 0 | 0 | 0 | 270,000 |
| | Total | 0 | 300,000 | 0 | 0 | 0 | 0 | 300,000 |
| Refurbish Passenger Loading Bridges | f | 0 | 0 | 2,000,000 | 0 | 0 | 2,000,000 | 4,000,000 |
| | Total | 0 | 0 | 2,000,000 | 0 | 0 | 2,000,000 | 4,000,000 |
| Runway 4-22 Safety Improvement at Little Black Creek | e | 0 | 0 | 55,000 | 0 | 0 | 25,000 | 80,000 |
| | s | 0 | 0 | 55,000 | 0 | 0 | 25,000 | 80,000 |
| | f | 0 | 0 | 990,000 | 0 | 0 | 450,000 | 1,440,000 |
| | Total | 0 | 0 | 1,100,000 | 0 | 0 | 500,000 | 1,600,000 |
| Airport Utility System Improvements | e | 0 | 0 | 0 | 50,000 | 0 | 0 | 50,000 |
| | s | 0 | 0 | 0 | 50,000 | 0 | 0 | 50,000 |
| | f | 0 | 0 | 0 | 900,000 | 0 | 0 | 900,000 |
| | Total | 0 | 0 | 0 | 1,000,000 | 0 | 0 | 1,000,000 |
| Master Plan Update | e | 0 | 0 | 0 | 50,000 | 0 | 0 | 50,000 |
| | s | 0 | 0 | 0 | 50,000 | 0 | 0 | 50,000 |
| | f | 0 | 0 | 0 | 900,000 | 0 | 0 | 900,000 |
| | Total | 0 | 0 | 0 | 1,000,000 | 0 | 0 | 1,000,000 |
| Runway 4-22 Connector Taxiways | e | 0 | 0 | 0 | 75,000 | 0 | 0 | 75,000 |
| | s | 0 | 0 | 0 | 75,000 | 0 | 0 | 75,000 |
| | f | 0 | 0 | 0 | 1,350,000 | 0 | 0 | 1,350,000 |
| | Total | 0 | 0 | 0 | 1,500,000 | 0 | 0 | 1,500,000 |
| Rehabilitate Taxiway A | e | 0 | 0 | 0 | 0 | 0 | 100,000 | 100,000 |
| | s | 0 | 0 | 0 | 0 | 0 | 100,000 | 100,000 |
| | f | 0 | 0 | 0 | 0 | 0 | 1,800,000 | 1,800,000 |
| | Total | 0 | 0 | 0 | 0 | 0 | 2,000,000 | 2,000,000 |
| Airfield Lighting Upgrade | e | 0 | 0 | 0 | 0 | 0 | 75,000 | 75,000 |
| | s | 0 | 0 | 0 | 0 | 0 | 75,000 | 75,000 |
| | f | 0 | 0 | 0 | 0 | 0 | 1,350,000 | 1,350,000 |
| | Total | 0 | 0 | 0 | 0 | 0 | 1,500,000 | 1,500,000 |
| Environmental Compliance Projects | e | 0 | 0 | 0 | 0 | 0 | 50,000 | 50,000 |
| | s | 0 | 0 | 0 | 0 | 0 | 50,000 | 50,000 |
| | f | 0 | 0 | 0 | 0 | 0 | 900,000 | 900,000 |
| | Total | 0 | 0 | 0 | 0 | 0 | 1,000,000 | 1,000,000 |
| <i>Italics denotes a new project</i> | Enterprise | 1,323,000 | 1,230,000 | 280,000 | 1,730,000 | 275,000 | 1,800,000 | 6,638,000 |
| | State | 123,000 | 230,000 | 280,000 | 230,000 | 275,000 | 300,000 | 1,438,000 |
| | Federal | 6,505,000 | 7,140,000 | 9,040,000 | 7,210,000 | 7,450,000 | 7,400,000 | 44,745,000 |
| | Department Total | 7,951,000 | 8,600,000 | 9,600,000 | 9,170,000 | 8,000,000 | 9,500,000 | 52,821,000 |

Department of Environmental Services - Division of Pure Waters

| Project Name | Funding | Budget | Annual Project Cost | | | | | Total Cost 6 Years | |
|---|-------------------------|------------------|---------------------|------------------|-------------------|-------------------|-------------------|-----------------------|-------------------|
| | | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | | |
| RPWD - General Collection System & Treatment Plant Improvements | dc | 2,500,000 | 2,500,000 | 2,500,000 | 2,500,000 | 2,500,000 | 2,500,000 | 2,500,000 | 15,000,000 |
| | Total | 2,500,000 | 2,500,000 | 2,500,000 | 2,500,000 | 2,500,000 | 2,500,000 | 2,500,000 | 15,000,000 |
| NWQPWD - General Pump Station, Interceptor and Treatment Plant Improvements | dc | 950,000 | 950,000 | 950,000 | 950,000 | 950,000 | 950,000 | 950,000 | 5,700,000 |
| | Total | 950,000 | 950,000 | 950,000 | 950,000 | 950,000 | 950,000 | 950,000 | 5,700,000 |
| IBSCPWD - General Pump Station & Interceptor Improvements | dc | 450,000 | 450,000 | 450,000 | 450,000 | 450,000 | 450,000 | 450,000 | 2,700,000 |
| | Total | 450,000 | 450,000 | 450,000 | 450,000 | 450,000 | 450,000 | 450,000 | 2,700,000 |
| GCOSD - General Collection System Improvements | dc | 350,000 | 350,000 | 350,000 | 350,000 | 350,000 | 350,000 | 450,000 | 2,200,000 |
| | Total | 350,000 | 350,000 | 350,000 | 350,000 | 350,000 | 350,000 | 450,000 | 2,200,000 |
| RPWD - CSOAP Tunnel System Improvements | d | 0 | 0 | 1,200,000 | 4,800,000 | 0 | 0 | 0 | 6,000,000 |
| | Total | 0 | 0 | 1,200,000 | 4,800,000 | 0 | 0 | 0 | 6,000,000 |
| IBSCPWD - South Central Trunk Sewer Improvements | d | 0 | 0 | 1,200,000 | 1,800,000 | 0 | 0 | 0 | 3,000,000 |
| | Total | 0 | 0 | 1,200,000 | 1,800,000 | 0 | 0 | 0 | 3,000,000 |
| NWQPWD - Aeration Improvements | d | 0 | 0 | 2,400,000 | 6,000,000 | 6,000,000 | 0 | 0 | 14,400,000 |
| | Total | 0 | 0 | 2,400,000 | 6,000,000 | 6,000,000 | 0 | 0 | 14,400,000 |
| GCOSD - Pump Station Improvements | d | 0 | 0 | 750,000 | 0 | 0 | 0 | 0 | 750,000 |
| | Total | 0 | 0 | 750,000 | 0 | 0 | 0 | 0 | 750,000 |
| IBSCPWD - Thomas Creek Pump Station Improvements | d | 0 | 0 | 0 | 400,000 | 1,600,000 | 0 | 0 | 2,000,000 |
| | Total | 0 | 0 | 0 | 400,000 | 1,600,000 | 0 | 0 | 2,000,000 |
| NWQPWD - Preliminary Treatment Improvements | d | 0 | 0 | 0 | 600,000 | 2,400,000 | 0 | 0 | 3,000,000 |
| | Total | 0 | 0 | 0 | 600,000 | 2,400,000 | 0 | 0 | 3,000,000 |
| FEV - Primary Scum Collection Improvements | d | 0 | 0 | 0 | 1,000,000 | 0 | 0 | 0 | 1,000,000 |
| | Total | 0 | 0 | 0 | 1,000,000 | 0 | 0 | 0 | 1,000,000 |
| FEV - Stockroom and MEI Shop Improvements | d | 0 | 0 | 0 | 0 | 1,200,000 | 4,800,000 | 0 | 6,000,000 |
| | Total | 0 | 0 | 0 | 0 | 1,200,000 | 4,800,000 | 0 | 6,000,000 |
| NWQPWD - Buttonwood/Flynn Rd/Island Cottage Pump Stations Improvements | d | 0 | 0 | 0 | 0 | 3,500,000 | 16,500,000 | 0 | 20,000,000 |
| | Total | 0 | 0 | 0 | 0 | 3,500,000 | 16,500,000 | 0 | 20,000,000 |
| <i>IBSCPWD - Irondequoit Bay Pump Station Improvements</i> | d | 0 | 0 | 0 | 0 | 0 | 1,000,000 | 0 | 1,000,000 |
| | Total | 0 | 0 | 0 | 0 | 0 | 1,000,000 | 0 | 1,000,000 |
| <i>RPWD - General CSOAP Tunnel System Improvements</i> | dc | 0 | 0 | 0 | 0 | 0 | 0 | 500,000 | 500,000 |
| | Total | 0 | 0 | 0 | 0 | 0 | 0 | 500,000 | 500,000 |
| <i>NWQPWD - NWQ WWTF Electrical Improvements</i> | d | 0 | 0 | 0 | 0 | 0 | 0 | 400,000 | 400,000 |
| | Total | 0 | 0 | 0 | 0 | 0 | 0 | 400,000 | 400,000 |
| <i>Italics denotes a new project</i> | District | 0 | 0 | 5,550,000 | 14,600,000 | 14,700,000 | 22,700,000 | 0 | 57,550,000 |
| | District Cash | 4,250,000 | 4,250,000 | 4,250,000 | 4,250,000 | 4,250,000 | 4,850,000 | 0 | 26,100,000 |
| | Department Total | 4,250,000 | 4,250,000 | 9,800,000 | 18,850,000 | 18,950,000 | 27,550,000 | 0 | 83,650,000 |

Department of Environmental Services - Engineering and Facilities Management

| Project Name | Funding | Budget | Annual Project Cost | | | | | Total Cost 6 Years |
|---|-------------------------|------------------|---------------------|------------------|----------------|------------------|------------------|-----------------------|
| | | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | |
| Frontier Field Stadium Seating and Caulking Replacement | c | 1,000,000 | 0 | 0 | 0 | 0 | 0 | 1,000,000 |
| | Total | 1,000,000 | 0 | 0 | 0 | 0 | 0 | 1,000,000 |
| CityPlace Electrical and Mechanical Improvements | c | 1,600,000 | 0 | 0 | 0 | 0 | 0 | 1,600,000 |
| | Total | 1,600,000 | 0 | 0 | 0 | 0 | 0 | 1,600,000 |
| General Elevator Reconstructions and Replacements | c | 3,000,000 | 3,000,000 | 0 | 0 | 0 | 0 | 6,000,000 |
| | Total | 3,000,000 | 3,000,000 | 0 | 0 | 0 | 0 | 6,000,000 |
| General Improvements of County Buildings | c | 1,325,000 | 0 | 1,400,000 | 0 | 1,350,000 | 0 | 4,075,000 |
| | Total | 1,325,000 | 0 | 1,400,000 | 0 | 1,350,000 | 0 | 4,075,000 |
| Westfall Building Reconstruction | c | 1,100,000 | 0 | 0 | 0 | 0 | 2,800,000 | 3,900,000 |
| | Total | 1,100,000 | 0 | 0 | 0 | 0 | 2,800,000 | 3,900,000 |
| Hall of Justice Court Requested Improvements | s | 0 | 200,000 | 0 | 0 | 200,000 | 0 | 400,000 |
| | Total | 0 | 200,000 | 0 | 0 | 200,000 | 0 | 400,000 |
| Hall of Justice Reconstruction | c | 0 | 0 | 675,000 | 0 | 1,825,000 | 0 | 2,500,000 |
| | Total | 0 | 0 | 675,000 | 0 | 1,825,000 | 0 | 2,500,000 |
| Civic Center Complex Reconstruction | c | 0 | 0 | 675,000 | 0 | 825,000 | 0 | 1,500,000 |
| | Total | 0 | 0 | 675,000 | 0 | 825,000 | 0 | 1,500,000 |
| HOJ Sally Port | c | 0 | 0 | 3,000,000 | 0 | 0 | 0 | 3,000,000 |
| | Total | 0 | 0 | 3,000,000 | 0 | 0 | 0 | 3,000,000 |
| Fleet Maintenance Building Improvements | c | 0 | 0 | 0 | 500,000 | 2,000,000 | 0 | 2,500,000 |
| | Total | 0 | 0 | 0 | 500,000 | 2,000,000 | 0 | 2,500,000 |
| CityPlace General Improvements | c | 0 | 0 | 0 | 0 | 0 | 1,250,000 | 1,250,000 |
| | Total | 0 | 0 | 0 | 0 | 0 | 1,250,000 | 1,250,000 |
| <i>Italics denotes a new project</i> | County | 8,025,000 | 3,000,000 | 5,750,000 | 500,000 | 6,000,000 | 4,050,000 | 27,325,000 |
| | State | 0 | 200,000 | 0 | 0 | 200,000 | 0 | 400,000 |
| | Department Total | 8,025,000 | 3,200,000 | 5,750,000 | 500,000 | 6,200,000 | 4,050,000 | 27,725,000 |

Department of Environmental Services - Solid Waste

| Project Name | Funding | Budget | Annual Project Cost | | | | | Total Cost 6 Years |
|---|-------------------------|----------------|---------------------|----------------|------------------|------------------|----------------|-----------------------|
| | | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | |
| MCRC & RRF Facilities Improvements | ec | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 1,200,000 |
| | Total | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 1,200,000 |
| Northeast Quadrant (Gloria Drive) Landfill Improvements | e | 0 | 0 | 500,000 | 2,500,000 | 2,500,000 | 0 | 5,500,000 |
| | Total | 0 | 0 | 500,000 | 2,500,000 | 2,500,000 | 0 | 5,500,000 |
| <i>Italics denotes a new project</i> | Enterprise | 0 | 0 | 500,000 | 2,500,000 | 2,500,000 | 0 | 5,500,000 |
| | Enterprise | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 1,200,000 |
| | Cash | | | | | | | |
| | Department Total | 200,000 | 200,000 | 700,000 | 2,700,000 | 2,700,000 | 200,000 | 6,700,000 |

Department of Parks

| Project Name | Funding | Budget | Annual Project Cost | | | | | Total Cost 6 Years | |
|---|-------------------------|------------------|---------------------|------------------|------------------|------------------|------------------|-----------------------|-------------------|
| | | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | | |
| Buildings and Structures | cc | 750,000 | 750,000 | 750,000 | 750,000 | 750,000 | 750,000 | 750,000 | 4,500,000 |
| | Total | 750,000 | 750,000 | 750,000 | 750,000 | 750,000 | 750,000 | 750,000 | 4,500,000 |
| Equipment/Vehicles Parks - Heavy Duty | cc | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 1,200,000 |
| | Total | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 1,200,000 |
| Equipment/Vehicles Parks - Light Duty | cc | 50,000 | 50,000 | 50,000 | 50,000 | 50,000 | 50,000 | 50,000 | 300,000 |
| | Total | 50,000 | 50,000 | 50,000 | 50,000 | 50,000 | 50,000 | 50,000 | 300,000 |
| Utilities, Access and Site Improvements | cc | 550,000 | 550,000 | 550,000 | 550,000 | 550,000 | 550,000 | 550,000 | 3,300,000 |
| | Total | 550,000 | 550,000 | 550,000 | 550,000 | 550,000 | 550,000 | 550,000 | 3,300,000 |
| Highland Park - Master Plan Improvements | c | 20,000 | 700,000 | 0 | 0 | 0 | 0 | 0 | 720,000 |
| | Total | 20,000 | 700,000 | 0 | 0 | 0 | 0 | 0 | 720,000 |
| Churchville Park - Master Plan Update | c | 0 | 80,000 | 0 | 0 | 0 | 0 | 0 | 80,000 |
| | Total | 0 | 80,000 | 0 | 0 | 0 | 0 | 0 | 80,000 |
| Greece Canal Park - Master Plan Improvements | c | 0 | 50,000 | 600,000 | 0 | 0 | 0 | 0 | 650,000 |
| | Total | 0 | 50,000 | 600,000 | 0 | 0 | 0 | 0 | 650,000 |
| Ontario Beach Park - Master Plan Improvements | c | 0 | 0 | 0 | 100,000 | 800,000 | 0 | 0 | 900,000 |
| | Total | 0 | 0 | 0 | 100,000 | 800,000 | 0 | 0 | 900,000 |
| Black Creek Park - Master Plan Improvements | c | 0 | 0 | 0 | 0 | 100,000 | 720,000 | 0 | 820,000 |
| | Total | 0 | 0 | 0 | 0 | 100,000 | 720,000 | 0 | 820,000 |
| <i>Oatka Creek Park - Master Plan Update</i> | c | 0 | 0 | 0 | 0 | 0 | 80,000 | 0 | 80,000 |
| | Total | 0 | 0 | 0 | 0 | 0 | 80,000 | 0 | 80,000 |
| <i>Italics denotes a new project</i> | County | 20,000 | 830,000 | 600,000 | 100,000 | 900,000 | 800,000 | 0 | 3,250,000 |
| | County Cash | 1,550,000 | 1,550,000 | 1,550,000 | 1,550,000 | 1,550,000 | 1,550,000 | 1,550,000 | 9,300,000 |
| | Department Total | 1,570,000 | 2,380,000 | 2,150,000 | 1,650,000 | 2,450,000 | 2,350,000 | 0 | 12,550,000 |

Department of Parks - Seneca Park Zoo

| Project Name | Funding | Budget | Annual Project Cost | | | | | Total Cost 6 Years | |
|---------------------------------------|-------------------------|-------------------|---------------------|----------------|----------|----------------|----------|-----------------------|-------------------|
| | | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | | |
| Tropical Exhibit and Main Entry Plaza | c | 49,000,000 | 0 | 0 | 0 | 0 | 0 | 0 | 49,000,000 |
| | p | 15,120,000 | 0 | 0 | 0 | 0 | 0 | 0 | 15,120,000 |
| | Total | 64,120,000 | 0 | 0 | 0 | 0 | 0 | 0 | 64,120,000 |
| Facilities and Grounds | c | 500,000 | 0 | 500,000 | 0 | 500,000 | 0 | 0 | 1,500,000 |
| | Total | 500,000 | 0 | 500,000 | 0 | 500,000 | 0 | 0 | 1,500,000 |
| <i>Italics denotes a new project</i> | County | 49,500,000 | 0 | 500,000 | 0 | 500,000 | 0 | 0 | 50,500,000 |
| | Private | 15,120,000 | 0 | 0 | 0 | 0 | 0 | 0 | 15,120,000 |
| | Department Total | 64,620,000 | 0 | 500,000 | 0 | 500,000 | 0 | 0 | 65,620,000 |

Department of Transportation - Highways and Bridges

| Project Name | Funding | Budget | Annual Project Cost | | | | | Total Cost 6 Years |
|--|--------------|------------------|---------------------|------------------|------------------|------------------|------------------|-----------------------|
| | | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | |
| Culvert Replacement Program | c | 1,600,000 | 1,600,000 | 1,600,000 | 1,600,000 | 1,600,000 | 1,600,000 | 9,600,000 |
| | Total | 1,600,000 | 1,600,000 | 1,600,000 | 1,600,000 | 1,600,000 | 1,600,000 | 9,600,000 |
| Milling/Resurfacing/Recycling | c | 1,500,000 | 1,500,000 | 1,500,000 | 1,500,000 | 1,500,000 | 1,500,000 | 9,000,000 |
| | Total | 1,500,000 | 1,500,000 | 1,500,000 | 1,500,000 | 1,500,000 | 1,500,000 | 9,000,000 |
| DOT Replacement Vehicles | cc | 125,000 | 125,000 | 125,000 | 125,000 | 125,000 | 125,000 | 750,000 |
| | Total | 125,000 | 125,000 | 125,000 | 125,000 | 125,000 | 125,000 | 750,000 |
| Road Machinery & Equipment | c | 373,000 | 247,000 | 59,000 | 378,000 | 305,000 | 258,000 | 1,620,000 |
| | Total | 373,000 | 247,000 | 59,000 | 378,000 | 305,000 | 258,000 | 1,620,000 |
| Thomas Avenue (St. Paul Blvd. to Pattonwood Drive) | c | 450,000 | 0 | 4,800,000 | 0 | 0 | 0 | 5,250,000 |
| | Total | 450,000 | 0 | 4,800,000 | 0 | 0 | 0 | 5,250,000 |
| Redman Road Bridge over Yanty Creek (1041320) | c | 275,000 | 0 | 1,950,000 | 0 | 0 | 0 | 2,225,000 |
| | Total | 275,000 | 0 | 1,950,000 | 0 | 0 | 0 | 2,225,000 |
| Phillips Road (NYS Route 104 to Schlegel Road) | c | 425,000 | 0 | 0 | 5,800,000 | 0 | 0 | 6,225,000 |
| | Total | 425,000 | 0 | 0 | 5,800,000 | 0 | 0 | 6,225,000 |
| Hinchey Road (Pixley Road to Chili Avenue) | c | 6,200,000 | 0 | 0 | 0 | 0 | 0 | 6,200,000 |
| | Total | 6,200,000 | 0 | 0 | 0 | 0 | 0 | 6,200,000 |
| Middle Road (Erie Station Road to Lehigh Station Road) | c | 3,200,000 | 0 | 0 | 0 | 0 | 0 | 3,200,000 |
| | Total | 3,200,000 | 0 | 0 | 0 | 0 | 0 | 3,200,000 |
| Highway Preventive Maintenance #10 | c | 0 | 370,000 | 0 | 0 | 0 | 0 | 370,000 |
| | s | 0 | 1,112,000 | 0 | 0 | 0 | 0 | 1,112,000 |
| | f | 0 | 5,929,000 | 0 | 0 | 0 | 0 | 5,929,000 |
| | Total | 0 | 7,411,000 | 0 | 0 | 0 | 0 | 7,411,000 |
| East River Road (NYS Thruway I-90 to Ward Road) | c | 0 | 6,350,000 | 0 | 0 | 0 | 0 | 6,350,000 |
| | p | 0 | 1,650,000 | 0 | 0 | 0 | 0 | 1,650,000 |
| | Total | 0 | 8,000,000 | 0 | 0 | 0 | 0 | 8,000,000 |
| Calkins Road (East Henrietta Road to Pinnacle Road) | c | 0 | 4,200,000 | 0 | 0 | 0 | 0 | 4,200,000 |
| | Total | 0 | 4,200,000 | 0 | 0 | 0 | 0 | 4,200,000 |
| Mile Square Road Bridge over Irondequoit Creek (3317130) | c | 0 | 275,000 | 0 | 1,550,000 | 0 | 0 | 1,825,000 |
| | Total | 0 | 275,000 | 0 | 1,550,000 | 0 | 0 | 1,825,000 |
| Taylor Road Bridge over Irondequoit Creek (3317720) | c | 0 | 275,000 | 0 | 1,200,000 | 0 | 0 | 1,475,000 |
| | Total | 0 | 275,000 | 0 | 1,200,000 | 0 | 0 | 1,475,000 |
| Linden Avenue (NYS Route 441 to N. Washington Street) | c | 0 | 425,000 | 0 | 0 | 4,200,000 | 0 | 4,625,000 |
| | Total | 0 | 425,000 | 0 | 0 | 4,200,000 | 0 | 4,625,000 |
| North Hamlin Road Bridge over Sandy Creek (3317640) | c | 0 | 0 | 1,100,000 | 0 | 0 | 0 | 1,100,000 |
| | Total | 0 | 0 | 1,100,000 | 0 | 0 | 0 | 1,100,000 |
| Moscow Road Bridge over Yanty Creek (3317110) | c | 0 | 0 | 275,000 | 0 | 1,400,000 | 0 | 1,675,000 |
| | Total | 0 | 0 | 275,000 | 0 | 1,400,000 | 0 | 1,675,000 |
| Broadway: S. Union/Goodman & Union St.: Broadway/Monroe (City) | c | 0 | 0 | 0 | 4,000,000 | 0 | 0 | 4,000,000 |
| | Total | 0 | 0 | 0 | 4,000,000 | 0 | 0 | 4,000,000 |
| Clover Street (Monroe Avenue to East Avenue) | c | 0 | 0 | 0 | 580,000 | 0 | 0 | 580,000 |
| | Total | 0 | 0 | 0 | 580,000 | 0 | 0 | 580,000 |
| Vintage Lane Bridge over Round Pond Creek (3367000) | c | 0 | 0 | 0 | 300,000 | 0 | 1,500,000 | 1,800,000 |
| | Total | 0 | 0 | 0 | 300,000 | 0 | 1,500,000 | 1,800,000 |
| Lehigh Station Road (East River Rd. to W. Henrietta Rd.) | c | 0 | 0 | 0 | 0 | 500,000 | 0 | 500,000 |
| | Total | 0 | 0 | 0 | 0 | 500,000 | 0 | 500,000 |
| Harris Road (NYS Route 441 to Atlantic Avenue) | c | 0 | 0 | 0 | 0 | 490,000 | 0 | 490,000 |
| | Total | 0 | 0 | 0 | 0 | 490,000 | 0 | 490,000 |

Department of Transportation - Highways and Bridges, continued

| Project Name | Funding | Budget | Annual Project Cost | | | | | Total Cost 6 Years | |
|---|-------------------------|-------------------|---------------------|-------------------|-------------------|-------------------|------------------|-----------------------|-------------------|
| | | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | | |
| Turk Hill Road Bridge over Thomas Creek Tributary (3317260) | c | 0 | 0 | 0 | 0 | 0 | 275,000 | 0 | 275,000 |
| | Total | 0 | 0 | 0 | 0 | 0 | 275,000 | 0 | 275,000 |
| Ridgeway Avenue - City Line to Ramona Street (City) | c | 0 | 0 | 0 | 0 | 0 | 0 | 3,000,000 | 3,000,000 |
| | Total | 0 | 0 | 0 | 0 | 0 | 0 | 3,000,000 | 3,000,000 |
| <i>Trolley Blvd (Long Pond Rd. to Lee Rd.)</i> | c | 0 | 0 | 0 | 0 | 0 | 0 | 400,000 | 400,000 |
| | Total | 0 | 0 | 0 | 0 | 0 | 0 | 400,000 | 400,000 |
| <i>Jacobs Road Bridge over Yanty Creek (3317670)</i> | c | 0 | 0 | 0 | 0 | 0 | 0 | 325,000 | 325,000 |
| | Total | 0 | 0 | 0 | 0 | 0 | 0 | 325,000 | 325,000 |
| <i>Italics denotes a new project</i> | County | 14,023,000 | 15,242,000 | 11,284,000 | 16,908,000 | 10,270,000 | 8,583,000 | | 76,310,000 |
| | County Cash | 125,000 | 125,000 | 125,000 | 125,000 | 125,000 | 125,000 | | 750,000 |
| | Private | 0 | 1,650,000 | 0 | 0 | 0 | 0 | | 1,650,000 |
| | State | 0 | 1,112,000 | 0 | 0 | 0 | 0 | | 1,112,000 |
| | Federal | 0 | 5,929,000 | 0 | 0 | 0 | 0 | | 5,929,000 |
| | Department Total | 14,148,000 | 24,058,000 | 11,409,000 | 17,033,000 | 10,395,000 | 8,708,000 | | 85,751,000 |

Department of Transportation - Traffic Engineering

| Project Name | Funding | Budget | Annual Project Cost | | | | | Total Cost 6 Years | |
|---|-------------------------|------------------|---------------------|------------------|------------------|------------------|------------------|-----------------------|-------------------|
| | | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | | |
| Traffic Engineering | cc | 450,000 | 450,000 | 450,000 | 450,000 | 450,000 | 450,000 | 450,000 | 2,700,000 |
| | Total | 450,000 | 450,000 | 450,000 | 450,000 | 450,000 | 450,000 | 450,000 | 2,700,000 |
| Spot Improvement Projects | cc | 500,000 | 500,000 | 500,000 | 500,000 | 500,000 | 500,000 | 500,000 | 3,000,000 |
| | Total | 500,000 | 500,000 | 500,000 | 500,000 | 500,000 | 500,000 | 500,000 | 3,000,000 |
| City of Rochester Traffic Features | cc | 250,000 | 250,000 | 250,000 | 250,000 | 250,000 | 250,000 | 250,000 | 1,500,000 |
| | Total | 250,000 | 250,000 | 250,000 | 250,000 | 250,000 | 250,000 | 250,000 | 1,500,000 |
| Traffic Sign Retroreflectivity Program | cc | 50,000 | 50,000 | 50,000 | 50,000 | 50,000 | 50,000 | 100,000 | 350,000 |
| | Total | 50,000 | 50,000 | 50,000 | 50,000 | 50,000 | 50,000 | 100,000 | 350,000 |
| Highway Lighting Rehabilitation - Central | c | 3,850,000 | 0 | 0 | 0 | 0 | 0 | 0 | 3,850,000 |
| | Total | 3,850,000 | 0 | 0 | 0 | 0 | 0 | 0 | 3,850,000 |
| Road Machinery and Apparatus | c | 0 | 180,000 | 100,000 | 845,000 | 160,000 | 196,000 | | 1,481,000 |
| | Total | 0 | 180,000 | 100,000 | 845,000 | 160,000 | 196,000 | | 1,481,000 |
| RTOC Rehabilitation II | c | 0 | 0 | 0 | 200,000 | 0 | 1,500,000 | | 1,700,000 |
| | Total | 0 | 0 | 0 | 200,000 | 0 | 1,500,000 | | 1,700,000 |
| <i>Italics denotes a new project</i> | County | 3,850,000 | 180,000 | 100,000 | 1,045,000 | 160,000 | 1,696,000 | | 7,031,000 |
| | County Cash | 1,250,000 | 1,250,000 | 1,250,000 | 1,250,000 | 1,250,000 | 1,300,000 | | 7,550,000 |
| | Department Total | 5,100,000 | 1,430,000 | 1,350,000 | 2,295,000 | 1,410,000 | 2,996,000 | | 14,581,000 |

Department of Public Safety

| Project Name | Funding | Budget | Annual Project Cost | | | | | Total Cost 6 Years |
|--|-------------------------|------------------|---------------------|------------------|------------------|------------------|------------------|-----------------------|
| | | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | |
| Public Safety Communications Equipment and Device Replacement | cc | 250,000 | 500,000 | 250,000 | 250,000 | 500,000 | 250,000 | 2,000,000 |
| | Total | 250,000 | 500,000 | 250,000 | 250,000 | 500,000 | 250,000 | 2,000,000 |
| Public Safety Communications Infrastructure | cc | 500,000 | 250,000 | 500,000 | 500,000 | 250,000 | 500,000 | 2,500,000 |
| | Total | 500,000 | 250,000 | 500,000 | 500,000 | 250,000 | 500,000 | 2,500,000 |
| Public Safety Vehicle Replacement | cc | 120,000 | 120,000 | 120,000 | 120,000 | 120,000 | 120,000 | 720,000 |
| | Total | 120,000 | 120,000 | 120,000 | 120,000 | 120,000 | 120,000 | 720,000 |
| Public Safety Technology Research and Planning | c | 200,000 | 200,000 | 0 | 0 | 0 | 200,000 | 600,000 |
| | Total | 200,000 | 200,000 | 0 | 0 | 0 | 200,000 | 600,000 |
| Public Safety Communications Infrastructure Replacement | c | 1,265,000 | 0 | 0 | 0 | 0 | 0 | 1,265,000 |
| | Total | 1,265,000 | 0 | 0 | 0 | 0 | 0 | 1,265,000 |
| Hazardous Material Fire Truck Replacement | c | 0 | 1,300,000 | 0 | 0 | 0 | 0 | 1,300,000 |
| | Total | 0 | 1,300,000 | 0 | 0 | 0 | 0 | 1,300,000 |
| Public Safety Training Center Capital Improvements | c | 0 | 100,000 | 0 | 0 | 0 | 50,000 | 150,000 |
| | Total | 0 | 100,000 | 0 | 0 | 0 | 50,000 | 150,000 |
| Forensic Instrumentation Upgrade | c | 0 | 0 | 140,000 | 150,000 | 1,300,000 | 0 | 1,590,000 |
| | Total | 0 | 0 | 140,000 | 150,000 | 1,300,000 | 0 | 1,590,000 |
| Public Safety Systems Hardware / Software Upgrades | c | 0 | 0 | 432,000 | 300,000 | 0 | 0 | 732,000 |
| | Total | 0 | 0 | 432,000 | 300,000 | 0 | 0 | 732,000 |
| 911 Phone System | c | 0 | 0 | 2,750,000 | 0 | 0 | 0 | 2,750,000 |
| | Total | 0 | 0 | 2,750,000 | 0 | 0 | 0 | 2,750,000 |
| Communications Site (Tower) Relocation | c | 0 | 0 | 250,000 | 0 | 0 | 0 | 250,000 |
| | Total | 0 | 0 | 250,000 | 0 | 0 | 0 | 250,000 |
| 911 Logging Recorder Replacement | c | 0 | 0 | 0 | 500,000 | 0 | 0 | 500,000 |
| | Total | 0 | 0 | 0 | 500,000 | 0 | 0 | 500,000 |
| 911 Workstation Replacement | c | 0 | 0 | 0 | 0 | 375,000 | 0 | 375,000 |
| | Total | 0 | 0 | 0 | 0 | 375,000 | 0 | 375,000 |
| <i>Special Operations Vehicle Replacement (Fire Bureau)</i> | c | 0 | 0 | 0 | 0 | 0 | 600,000 | 600,000 |
| | Total | 0 | 0 | 0 | 0 | 0 | 600,000 | 600,000 |
| Improve & Expand Emergency Operations Center | c | 0 | 0 | 0 | 0 | 0 | 50,000 | 50,000 |
| | Total | 0 | 0 | 0 | 0 | 0 | 50,000 | 50,000 |
| <i>Italics denotes a new project</i> | County | 1,465,000 | 1,600,000 | 3,572,000 | 950,000 | 1,675,000 | 900,000 | 10,162,000 |
| | County Cash | 870,000 | 870,000 | 870,000 | 870,000 | 870,000 | 870,000 | 5,220,000 |
| | Department Total | 2,335,000 | 2,470,000 | 4,442,000 | 1,820,000 | 2,545,000 | 1,770,000 | 15,382,000 |

Monroe County Office of the Sheriff

| Project Name | Funding | Budget | Annual Project Cost | | | | | Total Cost 6 Years |
|--|-------------------------|------------------|---------------------|-------------------|------------------|------------------|------------------|-----------------------|
| | | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | |
| Sheriff's Vehicle Replacement | cc | 1,600,000 | 1,600,000 | 1,600,000 | 1,600,000 | 1,600,000 | 1,600,000 | 9,600,000 |
| | Total | 1,600,000 | 1,600,000 | 1,600,000 | 1,600,000 | 1,600,000 | 1,600,000 | 9,600,000 |
| Jail Tower Addition and Mainframe Improvements | c | 600,000 | 0 | 0 | 0 | 0 | 0 | 600,000 |
| | Total | 600,000 | 0 | 0 | 0 | 0 | 0 | 600,000 |
| Sheriff's Armored Vehicle Replacement | s | 250,000 | 0 | 0 | 0 | 0 | 0 | 250,000 |
| | Total | 250,000 | 0 | 0 | 0 | 0 | 0 | 250,000 |
| Sheriff's Office CBRNE Total Containment Vessel Replacement Project | c | 0 | 250,000 | 0 | 0 | 0 | 0 | 250,000 |
| | Total | 0 | 250,000 | 0 | 0 | 0 | 0 | 250,000 |
| Jail Mainframe Reconstruction | c | 0 | 0 | 12,500,000 | 0 | 0 | 0 | 12,500,000 |
| | Total | 0 | 0 | 12,500,000 | 0 | 0 | 0 | 12,500,000 |
| Sheriff's Office Active Shooter Firearm and PPE replacement project | c | 0 | 0 | 0 | 0 | 350,000 | 0 | 350,000 |
| | Total | 0 | 0 | 0 | 0 | 350,000 | 0 | 350,000 |
| Sheriff's Office Marine Unit Vessel Replacement Project | c | 0 | 0 | 0 | 0 | 300,000 | 0 | 300,000 |
| | s | 0 | 0 | 0 | 0 | 100,000 | 0 | 100,000 |
| | Total | 0 | 0 | 0 | 0 | 400,000 | 0 | 400,000 |
| HOJ Plaza Level Security Project | c | 0 | 0 | 0 | 0 | 250,000 | 0 | 250,000 |
| | Total | 0 | 0 | 0 | 0 | 250,000 | 0 | 250,000 |
| <i>Radio Communications Infrastructure for Jail and Court Bureau</i> | c | 0 | 0 | 0 | 0 | 0 | 750,000 | 750,000 |
| | Total | 0 | 0 | 0 | 0 | 0 | 750,000 | 750,000 |
| <i>Sheriff's Spec OPS Bldg Upgrades</i> | c | 0 | 0 | 0 | 0 | 0 | 150,000 | 150,000 |
| | Total | 0 | 0 | 0 | 0 | 0 | 150,000 | 150,000 |
| <i>Italics denotes a new project</i> | County | 600,000 | 250,000 | 12,500,000 | 0 | 900,000 | 900,000 | 15,150,000 |
| | County Cash | 1,600,000 | 1,600,000 | 1,600,000 | 1,600,000 | 1,600,000 | 1,600,000 | 9,600,000 |
| | State | 250,000 | 0 | 0 | 0 | 100,000 | 0 | 350,000 |
| | Department Total | 2,450,000 | 1,850,000 | 14,100,000 | 1,600,000 | 2,600,000 | 2,500,000 | 25,100,000 |

Monroe County Water Authority

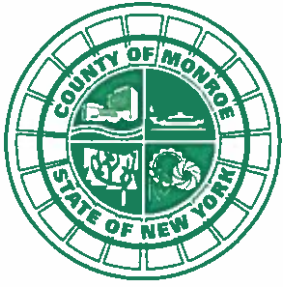
| Project Name | Funding | Budget | Annual Project Cost | | | | | Total Cost 6 Years |
|---|-------------------------|-------------------|---------------------|-------------------|-------------------|-------------------|-------------------|-----------------------|
| | | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | |
| Hydrant Replacement Program | d | 375,000 | 400,000 | 425,000 | 450,000 | 475,000 | 475,000 | 2,600,000 |
| | Total | 375,000 | 400,000 | 425,000 | 450,000 | 475,000 | 475,000 | 2,600,000 |
| Water Main Rehabilitation | d | 7,700,000 | 7,900,000 | 8,000,000 | 8,150,000 | 8,300,000 | 8,300,000 | 48,350,000 |
| | Total | 7,700,000 | 7,900,000 | 8,000,000 | 8,150,000 | 8,300,000 | 8,300,000 | 48,350,000 |
| Storage Facilities Rehabilitation | d | 1,400,000 | 1,200,000 | 930,000 | 1,900,000 | 1,750,000 | 1,750,000 | 8,930,000 |
| | Total | 1,400,000 | 1,200,000 | 930,000 | 1,900,000 | 1,750,000 | 1,750,000 | 8,930,000 |
| Residential Meter Replacement and Upgrade Program | d | 2,485,000 | 2,700,000 | 2,700,000 | 2,700,000 | 2,700,000 | 2,700,000 | 15,985,000 |
| | Total | 2,485,000 | 2,700,000 | 2,700,000 | 2,700,000 | 2,700,000 | 2,700,000 | 15,985,000 |
| Large Meter Replacement and Upgrade Program | d | 307,250 | 310,000 | 310,000 | 310,000 | 310,000 | 310,000 | 1,857,250 |
| | Total | 307,250 | 310,000 | 310,000 | 310,000 | 310,000 | 310,000 | 1,857,250 |
| Valve Replacement Program | d | 320,000 | 340,000 | 360,000 | 380,000 | 400,000 | 400,000 | 2,200,000 |
| | Total | 320,000 | 340,000 | 360,000 | 380,000 | 400,000 | 400,000 | 2,200,000 |
| <i>Italics denotes a new project</i> | District | 12,587,250 | 12,850,000 | 12,725,000 | 13,890,000 | 13,935,000 | 13,935,000 | 79,922,250 |
| | Department Total | 12,587,250 | 12,850,000 | 12,725,000 | 13,890,000 | 13,935,000 | 13,935,000 | 79,922,250 |



ATTACHMENTS:

Description File Name

▣ Referral R22-0162.pdf



Office of the County Executive

Monroe County, New York

Adam J. Bello
County Executive

May 6, 2022

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| Committee Assignment |
| ENV. & PUB. WORKS-L |
| WAYS & MEANS |

To The Honorable
Monroe County Legislature
407 County Office Building
Rochester, New York 14614

Subject: Amend the 2022-2027 Capital Improvement Program and 2022 Capital Budget to Add a Project Entitled "Monroe Community College Wolk Health Care Center;" Authorize Financing for the Project; and Authorize a Contract with the Dormitory Authority of the State of New York

Honorable Legislators:

I recommend that Your Honorable Body amend the 2022-2027 Capital Improvement Program and 2022 Capital Budget to add a project entitled "Monroe Community College Wolk Health Care Center;" authorize financing for the project in the amount of \$2,500,000; and authorize a contract with the Dormitory Authority of the State of New York ("DASNY").

The Monroe Community College ("MCC") Wolk Health Care Center project will involve the design and renovation of existing space in the MCC Downtown Campus. The renovations will expand the instructional and lab space and multi-function space for health care education. The project is estimated to cost \$2,500,000.

The County will enter into a contract with DASNY to purchase all furniture, fixtures, and equipment for the project. DASNY's services may include, but not be limited to, scheduling, procurement, delivery, installation, training, warranty, enforcement, setup, testing, acceptance, and certification.

Funding for the project has been secured through the MCC Wolk Foundation (\$1,250,000) and equal match funding through the State University of New York (\$1,250,000) for total project funding of \$2,500,000 to be used to reimburse Monroe County for the costs of this project by MCC.

The project is scheduled to be considered by the Monroe County Planning Board on May 26, 2022.

The specific legislative actions required are:

1. Amend the 2022-2027 Capital Improvement Program to add a project entitled "Monroe Community College Wolk Health Care Center" in the amount of \$2,500,000.
2. Amend the 2022 Capital Budget to add a project entitled "Monroe Community College Wolk Health Care Center" in the amount of \$2,500,000.
3. Authorize financing for the project entitled "Monroe Community College Wolk Health Care Center" in the amount of \$2,500,000.

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4. Authorize the County Executive, or his designee, to execute a contract with the Dormitory Authority of the State of New York for furniture, fixtures, and equipment for the Monroe Community College Wolk Health Care Center project, and any amendments necessary to complete the project within the total capital fund(s) appropriation.

This action is a Type II Action pursuant to 6 NYCRR § 617.5(c)(2) (“replacement, rehabilitation or reconstruction of a structure or facility, in kind, on the same site, including upgrading buildings to meet building, energy, or fire codes, unless such action meets or exceeds any of the thresholds in section 617.4 of this Part”); (10) (“routine activities of educational institutions, including expansion of existing facilities by less than 10,000 square feet of gross floor area and school closings, but not changes in use related to such closings”) and (31) (“purchase or sale of furnishings, equipment or supplies, including surplus government property, other than the following: land, radioactive material, pesticides, herbicides, or other hazardous materials”) and is not subject to further review under the State Environmental Quality Review Act.

Funding for this project, consistent with authorized uses, will be included in the capital fund to be created and any other capital fund(s) created for the same intended purpose. No additional net County support is required in the current Monroe County budget.

I recommend that this matter be referred to the appropriate committee(s) for favorable action by Your Honorable Body.

Sincerely,

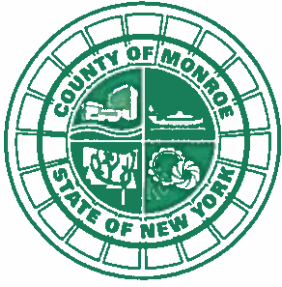

Adam J. Bello
Monroe County Executive



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Monroe County, New York

Adam J. Bello
County Executive

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| ENV. & PUB. WORKS-L |
| WAYS & MEANS |

May 6, 2022

To The Honorable
Monroe County Legislature
407 County Office Building
Rochester, New York 14614

Subject: Amend the 2022 Capital Budget and Authorize Financing to Increase Funding for the Space Utilization and Renovation of CityPlace Project

Honorable Legislators:

I recommend that Your Honorable Body amend the 2022 Capital Budget and authorize financing to increase funding in the amount of \$16,000,000 for the Space Utilization and Renovation of CityPlace Project.

The Department of Environmental Services, in conjunction with the Division of Real Property Tax Services, performed a space utilization analysis in 2017, with a focus on the office space and functions in the Executive Building (36 West Main Street), CityPlace (50 West Main Street), and the Wegman Building (80 West Main Street). A goal of the space utilization study was to maximize the occupancy of owned office space versus leased office space.

Your Honorable Body by Resolution 246 of 2021 authorized a contract with LaBella Associates, D.P.C. to undertake the design of the space in CityPlace. Renovations will encompass approximately 40,050 square feet ("SF") of office space and will include the entire eighth floor (26,075 SF), portions of the seventh floor (6,380 SF), third floor (4,145 SF) and basement (3,300 SF), and the first floor vestibule (150 SF) on West Main Street. These spaces will be occupied by the Office of Mental Health, the Conflict Defender and Assigned Counsel, Pre-Trial Services, and Law Department-Children's Services Unit. The design and preparation of an opinion of probable costs for the renovation of CityPlace has been completed. The project will also include replacement of the roof, four (4) passenger elevators, and additional HVAC improvements at CityPlace.

This project is scheduled to be considered by the Monroe County Planning Board on May 26, 2022.

The specific legislative actions required are:

1. Amend the 2022 Capital Budget to increase funding for the Space Utilization and Renovation of CityPlace Project in the amount of \$16,000,000 from \$370,400 to \$16,370,400, for a total project authorization of \$16,370,400.
2. Authorize financing to increase funding for the Space Utilization and Renovation of CityPlace Project, capital fund 2011, in the amount of \$16,000,000 from \$370,400 to \$16,370,400, for a total project authorization of \$16,370,400.

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This action is a Type II Action pursuant to 6 NYCRR §617.5(c)(1) (“maintenance or repair involving no substantial changes in an existing structure or facility”) and (2) (“replacement, rehabilitation or reconstruction of a structure or facility, in kind, on the same site, including upgrading buildings to meet building, energy, or fire codes unless such action meets or exceeds any of the thresholds in section 617.4 of this Part”) and is not subject to further review under the State Environmental Quality Review Act.

Funding for this project, consistent with authorized uses, will be available in capital fund 2011 once the additional financing authorization requested herein is approved and in any capital fund(s) created for the same intended purpose. No additional net County support is required in the current Monroe County budget

I recommend that this matter be referred to the appropriate committee(s) for favorable action by Your Honorable Body.

Sincerely,



Adam J. Bello
Monroe County Executive

AJB:db



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Office of the County Executive

Monroe County, New York

Adam J. Bello
County Executive

May 6, 2022

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| WAYS & MEANS |

To The Honorable
Monroe County Legislature
407 County Office Building
Rochester, New York 14614

Subject: Authorize a Contract with Hunt Engineers, Architects, Land Surveyors & Landscape Architect D.P.C. for Professional Design Services for the Fiber Optic Master Plan Project

Honorable Legislators:

I recommend that Your Honorable Body authorize a contract with Hunt Engineers, Architects, Land Surveyors & Landscape Architect D.P.C. for professional design services in the amount of \$76,380 for the Fiber Optic Master Plan project.

The County's fiber optic system is comprised of over 360 miles of fiber optic cable and provides connectivity to virtually all County operations including Public Safety, Pure Waters, Information Systems, Real Property Services, Clerk's Office, Social Services, Transportation, Parks, and Sheriff's Office. Numerous initiatives at the state and local level have increased the need for reliable and sustainable municipal communications and data infrastructure, and may create a need for increased data conveyance capacity of the existing and future fiber optic systems. These include recent increases in interoperable communications and enhancements to regional first-responder communications, bail reform which creates the need for timely sharing of textual and graphical criminal justice data, increased use of high-resolution, real-time security cameras at municipal facilities, increased use of paperless billing and interagency payments, and intra- and inter-municipal sharing of data such as real property and tax data.

The Fiber Optic Master Plan Project includes professional engineering services for the development of a comprehensive Fiber Optic Master Plan related to the Public Safety Communications Network and connectivity of other municipal/governmental functions (i.e., public works, libraries, town/village halls) throughout Monroe County and immediately-adjacent counties, including design of expansion or improvements to the fiber optic, data, and communications systems throughout the County. The project shall encompass applicable federal, state, and local laws and industry best practices. This contract differs from the contract with Magellan Advisors, LLC for the Community Access Plan for High-Speed Internet recently approved by Your Honorable Body by Resolution 21 of 2022, because this project will focus only on public infrastructure necessary for County/municipal operations.

A Request for Proposals was issued, with Hunt Engineers, Architects, Land Surveyors & Landscape Architect D.P.C. selected as the most qualified to perform these services.

The specific legislative action required is to authorize the County Executive, or his designee, to execute a contract with Hunt Engineers, Architects, Land Surveyors & Landscape Architect D.P.C., 4 Commercial Street, Rochester, New York 14614 in the amount of \$76,380 for professional design services for the Fiber Optic Master Plan project, and any amendments necessary to complete the project within the total capital and operating fund(s) appropriation.

This action is a Type II Action pursuant to 6 NYCRR § 617.5(c)(24) (“information collection including basic data collection and research, water quality and pollution studies, traffic counts, engineering studies, surveys, subsurface investigations and soils studies that do not commit the agency to undertake, fund or approve any Type I or Unlisted action”) and (27) (“conducting concurrent environmental, engineering, economic, feasibility and other studies and preliminary planning and budgetary processes necessary to the formulation of a proposal for action, provided those activities do not commit the agency to commence, engage in or approve such action”) and is not subject to further review under the State Environmental Quality Review Act.

Funding for this contract, consistent with authorized uses, is included in capital fund 1819 and the 2022 operating budget of the Department of Environmental Services, general fund 9001, funds center 8301010000, Engineering. No additional net County support is required in the current Monroe County budget.

The records in the Office of the Monroe County Treasury have indicated that neither Hunt Engineers, Architects, Land Surveyors & Landscape Architect D.P.C, nor any of its principal officers, owe any delinquent Monroe County property taxes. The principal officers of the firm are:

Daniel C. Bower, Chief Executive Officer
Christopher J. Bond, President/Treasurer
Greg J. Barr, Vice President
Benjamin J. Gustafson, Principal-in-Charge

I recommend that this matter be referred to the appropriate committee(s) for favorable action by Your Honorable Body.

Sincerely,


Adam J. Bello
Monroe County Executive



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Monroe County, New York

Adam J. Bello
County Executive

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May 6, 2022

To The Honorable
Monroe County Legislature
407 County Office Building
Rochester, New York 14614

Subject: Authorize a Contract with Hunt Engineers, Architects, Land Surveyors & Landscape Architect D.P.C. for Professional Design Services for the Monroe Community College Expand Virtual Learning Center Project

Honorable Legislators:

I recommend that Your Honorable Body authorize a contract with Hunt Engineers, Architects, Land Surveyors & Landscape Architect D.P.C. for professional design services in the amount of \$24,480 for the Monroe Community College Expand Virtual Learning Center project.

The Monroe Community College Expand Virtual Learning Center project includes professional design services for the planning, design, and construction of improvements to the Virtual Learning Center in Building 3 at the Brighton campus, and an assessment of utilizing additional spaces throughout the College's campuses. This project was identified in the Monroe Community College 2021 Facilities Master Plan to address the need to improve Monroe Community College's facilities to provide remote instruction.

Monroe Community College is in the process of extending their in-classroom active learning environments to online platforms in an effort to accommodate changing student needs. Expanding the virtual campus center will help grow online learning by improving the faculty's ability to generate online content and continue to interact with students whether they are learning from home or at another campus. This project will also enhance the faculty's ability to incorporate online learning into their curriculums and expand faculty-to-faculty collaboration, thus improving the relationship between in-person and online learning at Monroe Community College.

A Request for Proposals was issued, with Hunt Engineers, Architects, Land Surveyors & Landscape Architect D.P.C. selected as the most qualified to perform these services.

The specific legislative actions required is to authorize the County Executive, or his designee, to execute a contract with Hunt Engineers, Architects, Land Surveyors & Landscape Architect D.P.C., 4 Commercial Street, Rochester, New York 14614, in the amount of \$24,480 for professional design services for the Monroe Community College Expand Virtual Learning Center project, and any amendments necessary to complete the project within the total capital fund(s) appropriation.

This action is a Type II Action pursuant to 6 NYCRR § 617.5 (c)(2) (“replacement, rehabilitation or reconstruction of a structure or facility, in kind, on the same site, including upgrading buildings to meet building, energy, or fire codes, unless such action meets or exceeds any of the thresholds in section 617.4 of this Part”) and (10) (“routine activities of educational institutions, including expansion of existing facilities by less than 10,000 square feet of gross floor area and school closings, but not changes in use related to such closings”) and is not subject to further review under the State Environmental Quality Review Act.

Funding for this contract, consistent with authorized uses, is included in capital fund 2021 and in any capital fund(s) created for the same intended purpose. No additional net County support is required in the current Monroe County budget.

The records in the Office of the Monroe County Treasury have indicated that neither Hunt Engineers, Architects, Land Surveyors & Landscape Architect D.P.C., nor any of its principal officers, owe any delinquent Monroe County property taxes. The principal officers of the firm are:

Daniel C. Bower, Chief Executive Officer
Christopher J. Bond, President/Treasurer
Greg J. Barr, Vice President
Benjamin J. Gustafson, Principal-in-Charge

I recommend that this matter be referred to the appropriate committee(s) for favorable action by Your Honorable Body.

Sincerely,



Adam J. Bello
Monroe County Executive

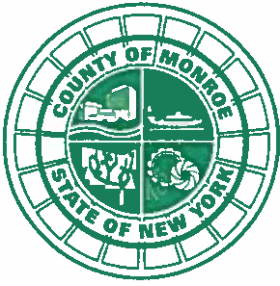
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Office of the County Executive

Monroe County, New York

Adam J. Bello
County Executive

May 6, 2022

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To The Honorable
Monroe County Legislature
407 County Office Building
Rochester, New York 14614

Subject: Authorize a Contract with Fisher Associates, P.E., L.S., L.A., D.P.C. for Professional Design Services for the Monroe Community College Improve Safety of Downtown Campus Entrance Project

Honorable Legislators:

I recommend that Your Honorable Body authorize a contract with Fisher Associates, P.E., L.S., L.A., D.P.C. for professional design services in the amount of \$56,530 for the Monroe Community College Improve Safety of Downtown Campus Entrance project.

The Monroe Community College Improve Safety of Downtown Campus Entrance Project includes professional design services for the planning, design, and construction of improvements to roadways, sidewalks, and surface features at, and adjacent to, the entrance to the Downtown Campus to enhance pedestrian and vehicular safety. This project was identified in the 2020 Facilities Master Plan project is being necessary to address the safety of pedestrians crossing from various parking lots to the main entrance of the downtown campus. The master plan has identified need for traffic calming measures to reduce the hazard of crossing the adjacent streets. The measures may range from closing streets, adding pedestrian crossing areas of a different material, and/or landscaping and improved signage.

A Request for Proposals was issued, with Fisher Associates, P.E., L.S., L.A., D.P.C. selected as the most qualified to perform these services.

The specific legislative actions required is to authorize the County Executive, or his designee, to execute a contract with Fisher Associates, P.E., L.S., L.A., D.P.C., 180 Charlotte Street, Rochester, New York 14607 in the amount of \$56,530 for professional design services for the Monroe Community College Improve Safety of Downtown Campus Entrance project, and any amendments necessary to complete the project within the total capital fund(s) appropriation.

This action is a Type II Action pursuant to 6 NYCRR § 617.5 (c)(22) ("installation of traffic control devices on existing streets, roads and highways"); (23) ("mapping of existing roads, streets, highways, natural resources, land uses and ownership patterns") and (24) ("information collection, including basic data collection and research; water quality and pollution studies, traffic counts, engineering studies; surveys; subsurface investigations; and soils studies that do not commit the agency to undertake, fund or approve any Type I or Unlisted action") and is not subject to further review under the State Environmental Quality Review Act.

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Funding for this contract, consistent with authorized uses, is included in capital fund 2018 and in any capital fund(s) created for the same intended purpose. No additional net County support is required in the current Monroe County budget.

The records in the Office of the Monroe County Treasury have indicated that neither Fisher Associates, P.E., L.S., L.A., D.P.C., nor any of its principal officers, owe any delinquent Monroe County property taxes. The principal officers of the firm are:

Roseann B. Schmid, Chief Executive Officer
Christopher R. Smith, President
Jason Meinhart, CFO/Treasurer
Emily M. Smith, Vice President

I recommend that this matter be referred to the appropriate committee(s) for favorable action by Your Honorable Body.

Sincerely,

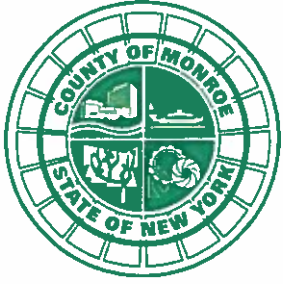

Adam J. Bello
Monroe County Executive



ATTACHMENTS:

Description File Name

▣ Referral R22-0167.pdf



Office of the County Executive

Monroe County, New York

Adam J. Bello
County Executive

May 6, 2022

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| WAYS & MEANS |

To The Honorable
Monroe County Legislature
407 County Office Building
Rochester, New York 14614

Subject: Authorize the Implementation of a Project Labor Agreement for the Specialized Secure Detention Facility Capital Project

Honorable Legislators:

I recommend that Your Honorable Body authorize the implementation of a Project Labor Agreement ("PLA") for the Specialized Secure Detention Facility Capital Project.

Your Honorable Body, through Bond Resolution 184 of 2021, authorized financing for the Specialized Secure Detention ("SSD") Capital Project at the Children's Detention Center ("CDC"). This project includes the design and construction of new facilities as required by New York State's Raise the Age initiative. Phase One of the work has been completed, which involved reconstruction of a portion of Building 67 at the CDC to establish ten initial SSD beds for Adolescent Offenders. Phase Two of the project will involve construction of new housing units to optimize accommodations for the fluctuating number of mixed populations of male and female Adolescent Offenders, Juvenile Offenders and Juvenile Delinquents, and expanding and modernizing the program space necessary for education, health care, counselling, security, administration, food service, and recreation for the mixed populations.

The project must meet the requirements of the New York State Commission of Corrections and the New York State Office of Children and Family Service, which include milestones for various phases of the work. To ensure work on the Specialized Secure Detention Facility Capital Project is being performed efficiently and effectively, a PLA will serve to provide uniform work conditions, cost savings, maximum labor-management harmony, and comprehensive protection against work disruptions arising out of labor disputes over the duration of the project. An economic benefits analysis performed by Seeler Engineering, P.C. indicates that the PLA for the Specialized Secure Detention Facility Capital Project may result in an estimated cost savings of \$877,700, which is 3.7% of the overall estimated construction cost. The benefits of such an agreement are outlined in the final Benefits Analysis Report, which will be on file in the Office of the Clerk of the Monroe County Legislature.

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The terms of the PLA have been negotiated with the union trades by Monroe County, Seeler Engineering, P.C., and LeChase Construction Services, LLC, the construction manager for the Specialized Secure Detention Facility Capital Project. The PLA will be executed between LeChase Construction Services, LLC, as construction manager for the Specialized Secure Detention Facility Capital Project, and the union trades. Monroe County negotiated and implemented PLAs for the O'Rourke Bridge Project in 2000, Monroe Community College Building 9 Expansion and Renovation Project in 2007, the Monroe County Public Safety Laboratory Project in 2009, the Monroe Community College Downtown Campus in 2015, the Modernization and Revitalization of Terminal Facilities at the Greater Rochester International Airport in 2017, and the Frank E. Van Lare Water Resource Recovery Facility Capital Improvements Projects in 2020.

The specific legislative action required is to authorize the implementation of a Project Labor Agreement for the benefit of the Specialized Secure Detention Facility Capital Project.

The Specialized Secure Detention Facility Capital Project is an Unlisted Action under the New York State Environmental Quality Review Act ("SEQRA"). Pursuant to Resolution 182 of 2021, the Monroe County Legislature issued a Negative Declaration for this project. No further action under SEQRA is required.

Funding for this project, consistent with authorized uses, is available in capital fund 1894. No additional net County support is required in the current Monroe County budget.

I recommend that this matter be referred to the appropriate committee(s) for favorable action by Your Honorable Body.

Sincerely,


Adam J. Bello
Monroe County Executive

AJB:db



REPORT PROJECT LABOR AGREEMENT BENEFIT ANALYSIS

MONROE COUNTY
SPECIALIZED SECURE DETENTION FACILITY PHASE 2
RUSH, NEW YORK

APRIL 21, 2022

Prepared By
Seeler Engineering, P.C.
401 Penbrooke Drive, Suite 3A
Penfield, New York 14526
(585) 388-6616

Table of Contents

| | |
|--|-----------|
| Section 1 – Executive Summary | 1 |
| 1.1 Background | 1 |
| 1.2 Specialized Secure Detention Facility Phase 2 | 2 |
| 1.3 Our Study | 2 |
| 1.4 Summary | 2 |
| Section 2 – Project Description | 5 |
| 2.1 Scope | 5 |
| 2.2 Schedule | 5 |
| 2.3 Construction Costs | 5 |
| Section 3 – Estimate of Craft Labor Needs | 6 |
| 3.1 Craft Labor Breakdown | 6 |
| 3.2 Projected Labor Costs | 6 |
| Section 4 – Summary of Existing Agreements | 7 |
| 4.1 Existing Agreements..... | 7 |
| 4.2 Labor Unrest..... | 9 |
| Section 5 – Economic Considerations | 12 |
| 5.1 General..... | 12 |
| 5.2 Labor Cost Savings Attributed to the Use of a PLA | 12 |
| 5.3 Other Economic Savings Attributable to a PLA | 15 |
| 5.4 Summary | 16 |
| Section 6 – Additional Considerations | 17 |
| 6.1 Labor Stability | 17 |
| 6.2 The “Tag Along Provision” | 17 |
| 6.3 Workforce Enhancement, Recruiting & Training Programs, and M/WBE Programs..... | 18 |
| Section 7 - Conclusions | 19 |
| 7.1 Conclusions | 19 |

Tables

Table 1 – Labor Unions Representing the Construction Industry in Monroe County

Table 2 – Total Labor Hours Breakdown by Craft

Table 3 – Key Features of Existing Labor Agreements

Appendices

Appendix A – Project Schedule

Appendix B – Project Cost Estimate

Appendix C – Detailed Cost Savings Calculations

Section 1 – Executive Summary

1.1 Background

Project Labor Agreements (PLAs), utilized in the private sector for many years, are recognized as a tool used to facilitate the cost effective and timely completion of major construction projects. The PLAs serve these objectives by providing cost savings, uniform working conditions, a stable labor environment, and comprehensive protection against work disruptions arising from labor disputes.

In March of 1993, the U.S. Supreme Court held that a governmental entity, when it is acting in its proprietary capacity as owner or manager of property and is participating in the construction industry marketplace much as a private employer, can utilize a PLA without conflicting with federal law. On March 28, 1996 the New York State Court of Appeals determined State Law allows the use of PLAs on publicly owned projects. In that case, involving the repair and refurbishing of the Tappan Zee Bridge, the Court emphasized the need for the PLA to foster the dual purposes underlying the State's various competitive bidding laws: (1) protecting public fisc and (2) avoiding favoritism, fraud or corruption. For additional details, see *New York State Chapter, Inc. v. New York State Thruway Auth.*, 88 N.Y.2d 56, 643 N.Y.S.2d 480 (1996) (sometimes referred to as the "Tappan Zee" case).

The Courts place great emphasis on the importance of potential cost savings to the public through the use of a PLA. This was clearly the message when the Court rejected employing a PLA in a companion case involving the Roswell Park Cancer Institute in Buffalo. In that case, the Courts prohibited the use of a PLA because of insufficient evidence that the Dormitory Authority intended it as a cost saving device.

As set forth in Section 222 of New York State Labor Law, a state agency or any political subdivision thereof having jurisdiction over a public works project may require a contractor to enter into a PLA when the agency determines that its interest is best met with application of a PLA that:

- 1) obtains the best work at the lowest price in the construction process;
- 2) prevents favoritism, fraud and corruption; and
- 3) is based on other factors such as the impact of delays, the possibility of cost savings advantages and history of labor unrest in the area.

Monroe County (the County) is in the process of procuring a construction contract for Phase 2 of the Specialized Secure Detention Facility Project (the Project). The Project has an estimated construction cost of approximately \$23.7 million. Based upon the scope and schedule for this Project and consistent with New York State Labor Law Section 222, the County is considering the use of a PLA for which the terms have not yet been negotiated.

The County has retained Seeler Engineering, P.C. (Seeler), an independent consultant experienced in the development and implementation of PLAs, to conduct a thorough analysis of the costs/benefits of a PLA for this Project. In preparing this report, Seeler evaluated the key aspects of the Project scope to assess

areas of potential costs/benefits against PLA terms and conditions successfully negotiated in previous agreements in the area. The results of this independent study will serve as the basis for a decision whether to proceed with negotiations for a PLA for this Project.

1.2 Specialized Secure Detention Facility Phase 2

The Specialized Secure Detention Facility, located in Rush, New York, is initiating the second phase of a two-phase project combining strategic renovations with new construction to address the accommodation of Raise the Age-related 16- and 17-year-old Adolescent Offenders (AOs), as well as to replace the existing 20-bed Building 68 facility that currently houses Monroe County Juvenile Delinquent (JD) and Juvenile Offender (JO) youth. Phase 1, consisted of improvements to Building 68 and the renovation of part of Building 67 into a 10-bed Specialized Secure Detention Facility, and was completed in 2019. This second phase, Phase 2, which is the subject of this study, will consist of the construction of a new 58,000 square foot (SF), 48-bed Specialized Secure Detention Facility that will connect to Building 67. The Project will also include renovations to Building 67 as well as site improvements including an outdoor courtyard, perimeter security improvements, site utilities, and visitor vehicular access to visitation.

1.3 Our Study

This study includes an assessment of the economic and non-economic considerations of a PLA. Seeler analyzed the existing applicable area Collective Bargaining Agreements (CBAs) of 14 labor craft unions (with 19 agreements). The CBAs would govern construction on the Project in the absence of a PLA. Seeler's study identifies Project components where the use of a PLA can result in a reduced total Project labor cost.

Given the nature and size of this Project, as well as the make-up of the market, we would expect, in the absence of a PLA, on a dollar basis, the percent of successful unionized contractors and sub-contractors covered by one or more of the applicable CBAs to be a minimum of 65 percent. This projection is based upon the author's review of projects recently executed in the Rochester Region (the Region), as well as an understanding of the construction labor supply and demand in the Region, the size of the Project, the nature and makeup of contractors in the Region who routinely execute this type of work, and previous projects constructed in the Region with and without PLAs. For a project of this size and nature, we would not expect to see a significant number of new contractors/subcontractors from outside the Region.

1.4 Summary

Project cost savings estimated for the Project were prepared based upon contract provisions routinely negotiated into PLAs in the Region and are summarized below.

1.4.1 Project Cost Savings: Labor

We estimate that a PLA could result in a savings of \$201,300 or approximately 3.1 percent of the projected cost of labor for the entire Project (estimated at \$6,503,100). Cost savings attributed to each potential change in current CBAs are presented below.

Section 2 – Project Description

2.1 Scope

The Specialized Secure Detention Facility Phase 2 Project will consist of the construction of a new 58,000 square foot (SF), 48-bed facility that will connect to Building 67. The Project will also include renovations to Building 67 which will result in a 58-bed total capacity. The project will include multiple 6-bed or 12-bed housing “pods”, a double gymnasium dedicated space for classrooms and programming, modern and more secure visitation, modern intake and medical facilities, and an on-site commercial kitchen with dining areas. The units for housing, administrative functions, and program activities will be arranged around a “loop” corridor that connects them while creating a functional outdoor courtyard between them. The Project will also include site improvements to perimeter security, site utilities, and visitor vehicular access to visitation.

The Specialized Secure Detention Facility is operational and will remain operational for the duration of the Project. It is anticipated that an initial screening for construction employees will be conducted by the Monroe County Sheriff’s Department. A work area will be defined within the existing perimeter security fencing and will be secured with temporary fencing to separate the detention areas from the construction site. The designated work area will have a separate construction entrance with a 24-hour manned gate guard. It is anticipated that ID cards will be issued to construction employees who clear the initial screening which would allow access without the need for daily screenings.

2.2 Schedule

A preliminary construction schedule has been established for the Project and is included as Appendix A. The overall Project construction duration is projected to be 17 months. Construction on the Project is anticipated to start in October of 2022 with all work to be substantially completed by February of 2024.

It is anticipated that the County will utilize an early bid package for site preparation as well as foundations of the new building. Site preparation will include temporary security fencing, site utility work, clearing and grubbing, preliminary grading, construction roadways and other temporary facilities. Any delays in construction on the early bid package could impact subsequent work and delay the Project. Therefore, construction in and around the detention facility will require careful planning and scheduling to avoid unintended consequences, disruptions to the Project. Based on the size and nature of the Project, the anticipated construction schedule, while not lavish, is considered sufficient to complete the Project without the use of unique work schedules that result in labor premiums.

2.3 Construction Costs

The Project team has prepared a preliminary Project cost estimate. The total Project construction costs for work that would be covered by any PLA is valued at \$23.7 million. A copy of the estimate is included in Appendix B.

Section 3 – Estimate of Craft Labor Needs

3.1 Craft Labor Breakdown

Nineteen craft labor unions would represent the construction industry in the Region. A complete listing of the unions is presented on Table 1. Of this number, 14 craft labor unions with 19 agreements would have active involvement in the work planned for the Project, and includes the Bricklayers, Carpenters (separate Building and Heavy & Highway agreements), Electrical Workers, Glaziers, Heat & Frost Insulators, Iron Workers, Laborers (separate Building and Heavy & Highway agreements), Operating Engineers (separate Building, Heavy & Highway and Technical agreements), Painters, Plumbers & Steamfitters, Roofers, Sheet Metal Workers, Sprinkler Fitters and Teamsters (separate Building and Heavy & Highway agreements). The work included in this study is subject to both Building and Heavy & Highway agreements for those trades where separate agreements for Building and Heavy & Highway work have been established. Trades which have separate agreements for Building and Heavy & Highway work include the Bricklayers, Carpenters, Laborers, Operating Engineers and Teamsters.

Table 2 includes work area labor breakdowns for the Project. This analysis estimates that nearly 113,900 craft labor hours will be required to complete construction work for the Project. Demand for craft labor will be immediate upon initiation of the construction activities.

In the absence of a PLA, we would expect, on a dollar basis, the percent of successful unionized contractors and sub-contractors covered by one or more of the applicable CBAs to be a minimum of 65 percent. These projections are based upon the author's in-depth knowledge of construction labor supply and demand in the Rochester Region, as well as the size of the Project, and the nature and makeup of contractors in the Region who routinely execute this type of project. For a project of this size and nature, we would not expect to see a significant number of new contractors/subcontractors from outside the Region.

As such, our Detailed Cost Savings Calculations (Appendix C) contained in this report are based on the projections that 65 percent of the Project would be executed by unionized contractors.

3.2 Projected Labor Costs

Seeler projected labor costs for the Project utilizing applicable journeyman wage and benefit rates. The craft labor cost for the Project is estimated at \$6,503,100 or 27.4 percent of the anticipated construction cost, with the actual percentage varying on individual components from 20 to 50 percent.

Section 4 – Summary of Existing Agreements

4.1 Existing Agreements

Seeler has developed a comparative analysis of the 14 applicable crafts with 19 agreements. The crafts analyzed are the Bricklayers, Carpenters (separate Building and Heavy & Highway agreements), Electrical Workers, Glaziers, Heat & Frost Insulators, Iron Workers, Laborers (separate Building and Heavy & Highway agreements), Operating Engineers (separate Building, Heavy & Highway and Technical agreements), Painters, Plumbers & Steamfitters, Roofers, Sheet Metal Workers, Sprinkler Fitters and Teamsters (separate Building and Heavy & Highway agreements). The work included in this study is subject to both Building and Heavy & Highway agreements for those trades where separate agreements for Building and Heavy & Highway work have been established. Trades which have separate agreements for Building and Heavy & Highway work include the Bricklayers, Carpenters, Laborers, Operating Engineers and Teamsters. Significant aspects of each of the 19 agreements are summarized in Table 3. The intent of the review is to identify areas of improvement that may be realized through the use of a PLA to achieve potential Project labor cost reductions. A brief synopsis of the terms of the existing agreements is presented below.

4.1.1 Contract Duration/Expiration Date

Contract durations range from two to five years, with nearly half of the agreements established at three-year durations. Three of the applicable agreements are set to expire at the start or during the planned Project construction period and will require renewal. Those agreements are:

- Heat & Frost Insulators (5/31/2023)
- Operating Engineers – Building (2/28/2023)
- Operating Engineers – Heavy & Highway (3/31/2023)

Should there be any significant disruption during contract renewal negotiations, the objective of completing all Project components on time could be jeopardized.

4.1.2 Regular Work Hours/Regular Work Day

Regular work hours/work day designations are not consistent between agreements. Although all of the agreements standardize on a five-day, 40-hour work week, many of the agreements allow four 10-hour days as an alternative to the extent permitted by law and/or with permission from the union. Specific start and quitting times are not consistent between the unions; however, they do state that the hours must be consecutive with a one-half hour lunch.

4.1.3 Overtime

All agreements provide time and a half pay for overtime work on weekdays and Saturdays, and two times pay for Sundays and holidays.

4.1.4 Guaranteed Pay

All of the agreements, with the exception of the Heat & Frost Insulators, Ironworkers and Sprinkler Fitters require two or more hours pay for reporting in at their designated hourly rate. Ironworkers require \$35 per hour for the first two hours if the employee shows up and no work is provided due to weather or any other unforeseen condition. The Heat & Frost Insulators do not address Guaranteed

Pay. The Sprinkler Fitters require four hours pay for reporting in. Some agreements require payment only if the event is not controlled by the employer, while others require it regardless. The Operating Engineers essentially guarantee a minimum of three full days of pay once the work week begins regardless of the hours actually worked. In some instances, these guarantees can be as much as 40 hours. All of the unions allow Saturdays as a make-up day at straight time pay for weather related delays.

4.1.5 Shift Work/Single Irregular Shifts

The agreements vary regarding shift work. Nearly half of the agreements shorten the hours worked for the second and third shift (7.5 hours for the second shift and 7 hours for the third shift) but require eight hours of pay when three shifts are worked. Other agreements carry an hourly premium of up to 17.3 percent for second shifts and 31.4 percent for third shifts but require the full eight hours of work. Additionally, the Carpenters (Heavy & Highway), Glaziers, Laborers (Heavy & Highway), Operating Engineers (Heavy & Highway) and Painters specify a night shift, or single irregular shift premium for any shift that has a starting time outside the normal working hours. These premiums range from \$1.75 to \$2.50 above the applicable rate.

4.1.6 Holidays

The agreements vary on holiday pay. All unions standardize on six recognized holidays: Christmas, New Years, Thanksgiving, Labor Day, Memorial Day and Independence Day. The Carpenters, Laborers (Heavy & Highway) and Operating Engineers (all) receive a paid day off of work, however the requirements vary by agreement. The Laborers (Heavy & Highway) and Operating Engineers (Heavy & Highway and Technical) must work one day before and one day after the designated holiday. The Carpenters (Heavy & Highway) must also work one day before and one day after, however they only receive holiday pay for the 4th of July and Labor Day. The Operating Engineers (Building) must work five days before and one day after to receive a paid day off.

4.1.7 Apprentice Ratios

The ratios vary and change with the number of Journeymen at the site. For example, many unions allow the first Apprentice with the first Journeyman. While one Apprentice is usually allowed initially, once staffing grows beyond a small labor force, the following ratios have been established:

| Journeyman/Apprentice Ratio | Number of Agreements |
|-----------------------------|----------------------|
| 2/1 | 1 |
| 3/1 | 12 |
| 3/2 | 1 |
| 4/1 | 3 |
| 1/0 | 2 |

4.1.8 Mileage and Parking

Most agreements do not address mileage reimbursement. Some agreements, such as the Bricklayers, require mileage to be paid at the current IRS rate when traveling from job to job. Other agreements, such as the Sheet Metal Workers require mileage to be paid when employees are required to use personal vehicles outside the designated free zone.

4.1.9 Off-Site Fabrication

Off-site fabrication rules vary from agreement to agreement. For example, the Plumbers & Steamfitters agreement states that prefabrication of welded pipe formation, lap joint work, and re-facing of flanges shall be performed within their jurisdiction and paid at the prevailing building construction wage rates. Other crafts, such as the Carpenters, have similar language that could restrict flexibility in the use and selection of off-site fabricators.

4.1.10 Management Rights

Most existing agreements do not contain a "Management's Rights" clause which would give contractors greater flexibility to control and manage the Project work, including control of the level of staffing and control/selection of key personnel such as the Foreman.

4.2 Labor Unrest

In accordance with Section 222 of New York Labor Law, we reviewed the general labor climate in upstate New York State (excluding New York City and Long Island). While construction trade unions have generally avoided participation in work stoppages, they have been active in organizing picketing activities across the state to raise awareness of construction labor issues in the area. Our review revealed a mixed picture.

4.2.1 Labor Unrest Statewide

- In 2019 over 70 demonstrations took place by the Operating Engineers alone across New York. The demonstrations included the use of banners and other visuals.
- In October 2019, the Upstate New York Operating Engineers Local 158 picketed with "Scabby the Rat" to protest a subcontractor on the North Campus Residential Expansion Project at Cornell University for paying its workers substandard wages. Demonstrations in the town of Schodack over the use of a non-local contractor for site preparations for the new Amazon warehouse also included the use of three large inflatable rats.
- In August of 2019, the Greater Capital Region Building & Construction Trades Council held a rally outside the construction site for the Hyatt Place Hotel in downtown Albany over the use of non-unionized laborers, despite the developer receiving millions of dollars in tax incentives. The local unions had been protesting for 50 days straight at the time of the rally.
- In August 2018, Tompkins-Cortland Building & Construction Trades Council union members picketed to draw public attention to the lack of local building trades involved in construction of the Maplewood student housing complex at Cornell University.
- In May of 2018, the Carpenters picketed at the \$20 million state-subsidized Electric City Apartments construction project over the use of non-union labor being paid far less than the prevailing wage.
- In January of 2018, a dispute lasting over one year was settled between the Capital Region construction trades and the Albany Hilton Hotel over the use of non-union contractors and payment of substandard wages.

- Several years ago, the Buffalo Building and Construction Trades Council received a favorable ruling from the courts establishing a “two-minute” rule that sets a precedent for the amount of time picketers could take to cross a project site entrance. The ruling delays entry to the project site by two minutes for every vehicle entering or leaving. Such actions could have significant impact on project productivity as demonstrated in January of 2018 by members of the Carpenters Union and Laborers Union who picketed outside the Ellicott Development Company site in Buffalo because contractors from Buffalo and Rochester did not pay the area standard wage. The dispute was settled after three weeks of project slowdown and delay. Cost impacts to the project have not yet been determined.

4.2.2 Regional Labor Unrest

The Rochester Region has generally been free of construction labor unrest in recent years due to high demand for specialty trades such as Plumbers and Electricians. There have been no strikes among construction trade unions. However, there have been several picketing activities in recent years, including:

- In 2018 there were picketing activities organized by the carpenter unions including an event in April where members of the Northeast Regional Council of Carpenters Local 276 picketed against Hewitt Young Electric in Rochester for using an out of the area non-union carpentry contractor for their office renovations.
- There was a picketing event at a Rochester Wegmans grocery store in September 2013 by the Teamsters Local 118 related to the union’s filing of a claim against Wegmans for unfair labor practices. Local 118 also threatened a Kraft-Heinz plant shutdown due to a contract dispute in 2015 and was awarded a legal victory in October 2017 from a labor dispute against Palmer Food Company.

4.2.3 Labor Employment/Unemployment Statistics

Unsurprisingly, there was a large spike in unemployment caused by the COVID-19 pandemic and associated economic shutdown throughout New York State in early 2020. But as the State starts to re-open, those numbers are beginning to drop again as evident over the past year. The 52-county Upstate New York region’s unemployment rate stood at 2.8 percent in December 2021, a decrease from 6.2 percent in December 2020. The labor force, however, has decreased by 151,200 from December 2020 and December 2021 as many workers were sent home because of the pandemic and have either not returned to the workforce or have relocated. Additionally, the Rochester Region, like most areas of New York State and the United States, has looming labor shortages in most of the skilled trades due to aging of the workforce and lack of new skilled laborers entering the workforce. As demands on skilled labor increase, availability will decrease, and access to skilled workers through hiring halls and certified apprenticeship programs will be even more valuable. This gives union workers greater strength at the bargaining table, increases the potential for confrontation in local bargaining, and increases the potential for labor disruption as local area bargaining agreements go through the negotiation process.

4.2.4 Summary

With the current unemployment conditions, we view the labor market in the Rochester Region as stable in the short-term. However, the labor market could begin to tighten over the next few years as the labor market returns to pre-COVID-19 conditions and the looming labor shortages in most of the skilled trades continue to increase.

The Rochester Region trades are noted to be strong advocates for the use of local union labor as frequently evidenced by job site demonstrations. The trades will continue to actively advocate for the employment of local, union labor. Various types of project site demonstrations such as bannerling, hand billing, and picketing are likely to become more common occurrences; however, strikes of any significant duration are not expected in the near term. We therefore assess risk of job actions that would significantly impact the planned Project to be low.

Section 5 – Economic Considerations

5.1 General

We conducted an analysis of potential cost savings for the Project utilizing the projected labor craft hours, wage rates currently in effect, and contract provisions routinely negotiated into other PLAs in the Rochester Region. Given the nature and size of this Project, and the make-up of the market, in the absence of a PLA, we would expect, on a dollar basis, the percentage of successful unionized contractors and subcontractors covered by one or more of the applicable CBAs to be a minimum of 65 percent. These projections are based upon the author's review of projects recently executed in the Rochester Region, as well as an understanding of the construction labor supply and demand in the Region, the size of the Project, the nature and makeup of contractors in the Region who routinely execute this type of project, and previous projects constructed in the Region with and without PLAs.

5.2 Labor Cost Savings Attributed to the Use of a PLA

Labor cost savings estimated for the Project were prepared based upon contract provisions routinely negotiated into PLAs in the Region. The potential for economic savings for each contract provision is discussed below.

5.2.1 Flexible Shift Start Times

A PLA could provide flexibility for the contractors/subcontractors to set start times between the hours of 6 a.m. and 9 a.m. and use special shift start and finish times to fit the needs of the assignment. This would give the contractor the ability to schedule the work day to maximize productivity. Flexible hour schedules could accommodate for seasonal daylight and after-hours work, which would enhance productivity. Increased productivity with the flexibility of start times is estimated to translate into approximately one hour per week per person productivity gained. This analysis assumes that the productivity gained through the coordination of start times would only be needed for work elements of the Electrical Workers, Plumbers & Steamfitters, Sheet Metal Workers and Sprinkler Fitters. This analysis also assumes that savings related to the use of flexible shift start times would be applicable to summer months only (June, July & August) for the duration of the Project. Savings resulting from the implementation of flexible shift start times is estimated to be approximately \$17,200.

5.2.2 Productivity Gain 10-Hour Days

A PLA could provide additional flexibility in the regular work week by allowing a contractor to use a four 10-hour day schedule or a regular day without requiring permission or consent from the union or formal waiver from the Department of Labor. This would eliminate the setup and breakdown time for one work day each week. Savings are estimated to be approximately one hour per week per person. While it is anticipated that there will be minimal daily security screenings after the initial screening process, there still could be minor inefficiencies brought on by entering and exiting the detention facility every day. The implementation of a four 10-hour day schedule would help to reduce those inefficiencies. Therefore, this analysis assumes savings related to the use of four 10-hour days would be applicable to summer months (June, July & August) for the duration of the Project. Savings resulting from the implementation of a four 10-hour day schedule is estimated to be approximately \$30,800.

5.2.3 Industry Fund Payments

A PLA could limit the workers' pay to base wages and fringe benefit payments as published in the prevailing wage schedules. This, in turn, would avoid collectively bargained payments, such as Industry Promotion Funds, which are in excess of those required by/for public works projects. These payments range from \$0.00 to as much as \$2.68. Based on anticipated labor loadings, it is projected that savings from this provision would be approximately \$14,800.

5.2.4 Union Apprentice Ratios

A PLA could agree to apprentice ratios equal to or better than those set by the New York State Department of Labor. This translates to apprentice ratios of 3 to 1 or better. A reduction in labor cost would be realized by moving several of the crafts to this ratio. We have applied this projection only to union employers (65 percent). We have projected that crew sizes large enough to utilize apprentice ratios to their fullest would represent approximately 20 percent of the projected union labor hours for all crafts. Based on anticipated labor loadings, it is projected that savings from this provision would be approximately \$2,900.

5.2.5 Non-Union Apprentice Program Participation

A PLA could provide access to a qualified pool of apprentices for non-union contractors otherwise not available. This provision allows non-union contractors (who do not have state approved apprentice programs) to obtain qualified apprentices through the referral process and thus lower overall crew labor cost. We have projected that crew sizes large enough to utilize apprentice ratios and the mix of contractors that could likely participate to their fullest would represent approximately 20 percent of the projected non-union labor hours for all crafts. Based on anticipated labor loadings, it is projected that savings from this provision would be approximately \$33,100.

5.2.6 Guaranteed Pay

A PLA could eliminate guaranteed pay in its entirety and replace it with a travel allowance equivalent to one hour's pay. Standardizing on this provision for all trades and assuming one event (for site work only) during the Project results in an estimated savings of \$1,500.

5.2.7 Holiday Pay

A PLA could eliminate the requirement of holiday pay for the Carpenters, Laborers, and Operating Engineers. Our analysis assumes a total of five applicable holidays for the duration of the Project spread over the three major scope aspects. Our analysis also assumes Project shutdown over Christmas and New Year's Day; therefore, they were excluded from the savings calculations. The total estimated savings is \$16,900.

5.2.8 Off-Site Fabrication

A PLA could limit off-site work subject to prevailing wage and union agreements to that work defined by Section 222 or that specifically covered by a CBA. This would allow for some work to be performed off-site and not be subject to prevailing wage rate requirements. Based upon this our analysis projects that this off-site work would be applicable to approximately two percent of the total craft hours for the Electrical Workers, Ironworkers and Plumbers & Steamfitters, and five percent of the total craft hours for the Carpenters and Sheet Metal Workers. The off-site work performed by the above-mentioned crafts is estimated to reduce costs by 20 percent. The estimated savings is \$16,900.

5.2.9 Work Break Time Reduction

A PLA could eliminate the daily ritual of an organized work break to which Union workers are entitled. While each worker would be allowed to have a coffee container near their work area and take a brief break, an increase in productivity would be realized when workers do not leave the work area. We estimate that this practice would increase productivity for each worker each day by five minutes. Our analysis projects that reducing the duration of downtime every day for every worker on site by five minutes would result in a savings of approximately \$24,600.

5.2.10 Wage Concessions

A PLA could allow for a wage concession through the reclassification of site/utility work outside the new building from Heavy & Highway to Building rate. Successful negotiations for past projects have resulted in the elimination of premiums associated with the Heavy & Highway rate structure by reclassifying the work as subject to Building agreements only. This type of concession could result in wage and benefit rate reductions for the Bricklayers, Carpenters, Laborers and Operating Engineers. As this savings provision is applicable to all workers at the site regardless of union affiliation, the estimated savings by reclassifying the work is projected to be \$21,200.

5.2.11 Management Rights/Jurisdictional Requirements

A PLA could contain very strong Management Rights language whereby management retains full and exclusive authority for the management of the operation including the hiring, promotion, transfer, layoff, discipline or discharge for just cause of employees, the selection of foremen, the assignment and scheduling of work, the promulgation of reasonable work rules, the requirements for overtime and the number and identity of employees engaged in the work. Such language coupled with uniform dispute resolution procedures, which prevent work disruption while disputes are resolved, provide significant efficiencies in the workforce.

For large or complex projects with high labor loadings, savings of two percent of the labor costs from these clearly established management rights are typically realized. For smaller or less complex projects with moderate schedules and less intense labor loadings, these advantages are reduced to 0.5 percent.

Further adjustments are made to small projects when considering the effect of jurisdictional restrictions. In an open shop environment, workers would be allowed to perform the work of more than one trade over the work day. While prevailing wage requirements would dictate that they must be compensated for the work of each trade in accordance with the applicable schedule in effect for that trade, they would still be allowed to perform the differing tasks. Union agreements and, by their nature, PLAs would restrict the work of the governing trade, thereby prohibiting crossover to take place. The crossover of individual workers from one trade activity to another in a single day's work is more frequent on smaller, less intense projects. This practice also occurs more frequently in the general building construction trades than in other crafts.

A strong management rights clause in a PLA could provide additional value given the need to coordinate the efforts of multiple labor crafts in a very efficient manner. We anticipate a 0.25 percent cost advantage for enhanced management rights language offered by the use of a PLA. Savings are projected to be \$38,500.

5.2.12 Workforce Development - Rochester Careers in Construction

A recent County implemented PLA established a contribution to Rochester Careers in Construction, Inc., a New York not-for-profit corporation. The program, funded by this contribution, is directed at recruitment, development and training of minorities and women to enter the construction trades as a career as well as for more immediate employment on this Project. Participation in this program is consistent with the long-term County objectives of enhancing diversity in the construction industry and providing long-term employment opportunities for minorities and women and is complementary to the County's apprenticeship training pilot program. This feature adds \$17,100, the equivalent of \$0.15/hour, for each projected hour to be worked to the cost of the Project.

5.2.13 Shift Work

A PLA could reduce applicable shift premiums by standardizing on a five percent premium for a second shift with no reduction in the hours worked (i.e., 8 hours of work for 8 hours of pay) when premiums are required by applicable CBAs. However, based on the anticipated schedule, it is not anticipated that a contractor will utilize a multiple shift operation for the Project. On that basis, it is not anticipated that language regarding shift work premiums included in a PLA would result in any savings to the Project. However, should there be any scheduling changes requiring the use of multiple shifts, this term would provide measurable benefit to the Project, and therefore would be beneficial to include in a PLA if one is negotiated.

5.2.14 Night Work

A PLA could reduce applicable governmentally mandated single irregular shift premiums by \$1.00 when premiums are required by applicable CBAs. However, based on the anticipated schedule, it is not anticipated that a contractor will utilize a single irregular shift operation for the Project. As such, we are not projecting any savings from reducing the applicable governmentally mandated single irregular shift premiums. Should there be any scheduling changes requiring the use of a single irregular shift, this term would provide measurable benefit to the Project, and therefore would be beneficial to include in a PLA if one is negotiated.

5.2.15 Contract Duration/Expiration Date

A PLA could prohibit strikes and lock-outs or other job actions for the duration of the agreement. This would avoid the potential for work stoppages or picketing that would trigger the two-minute ruling resulting from wage and benefit negotiation at the end of each craft's local area agreement. It would also ensure uninterrupted project completion. While there is value implied by the security this term would provide, no explicit calculation of savings is made for this report.

5.3 Other Economic Savings Attributable to a PLA

Additional savings not directly related to labor are projected for the Project based upon negotiated contract provisions. These other economic savings are discussed in detail below.

5.3.1 Wicks Law Exemption

Projects implemented by governmental agencies subject to Section 222 of the NYS Labor Law can be exempt from the requirements of the Wicks Law if a Project Labor Agreement is used. The Wicks Law requires that public works projects of a certain nature use multiple prime contractors, in a designated fashion, rather than allowing a single contractor on construction projects. In the absence of a PLA,

the Wicks Law would be applicable to this Project. Various studies have reported added cost to construction from Wicks Law compliance ranging between 10% and 30% of the total construction costs. See, for example, the reports prepared by the New York State Division of Budget (May 1987) and New York State School Boards Association (March 1991) indicating that elimination of the requirements for applicable components of the project to comply with Wicks Law would reduce construction costs by 24 to 30 percent and 20 to 30 percent respectively. The Project team is currently considering application of an exemption for the Project. Assessing savings on aspects related to electrical, HVAC, and plumbing work for the Project (construction cost estimated to be approximately \$6.8 million) would result in a range of savings from \$1.4 million to over \$2 million. Assuming the Wicks Law exemption would be applicable to the above-mentioned work and using a modest ten percent reduction in cost, the savings to the Project would represent \$676,400. Because a PLA is the only way to exempt a project Wicks Law application under Section 222, the savings from that avoidance should be considered itself related to the PLA.

5.4 Summary

On the basis of the projections above, we estimate that using a PLA could result in an estimated savings of \$201,300 in direct labor costs or approximately 3.1 percent of the projected total cost of labor for the Project (estimated at \$6,503,100). Additional savings of \$676,400 are derived from Wicks Law exemption. Total savings from labor cost reductions and the Wicks exemption could exceed \$877,700 for a total Project construction cost of \$23.7 Million, which is approximately a 3.7 percent savings on overall construction cost.

Section 6 – Additional Considerations

Use of a PLA can offer additional non-economic benefits. These are difficult to precisely quantify in monetary terms at this time but could nonetheless be significant factors in the overall success of the Project.

6.1 Labor Stability

As this Project is located at the Specialized Secure Detention Facility, the need for careful planning and scheduling and close coordination of labor activities is amplified as to not delay the Project or create an unsafe environment for both the staff and the detention facility's residents. Should there be any significant disruption to the supply of labor, or job actions over the use of non-union or non-local labor, the Project could be disrupted and the objective of completing all Project components on time would be jeopardized.

Prior to the COVID-19 pandemic, the Rochester Region was becoming an increasingly strained labor market. However, given the current levels of unemployment within the regional construction industry, we view the current market as stable in the near term. Assuming a return to normalcy by year's end (2022), we would anticipate the labor market to begin tightening again over the next few years. Any disruption, while difficult to precisely quantify, would have an impact to the Project. For projects with multiple crafts working under multiple contracts/subcontracts, disruptions can result in claims of delay by individual contractor/sub-contractors working on the site who are dependent upon the performance of other contractors/sub-contractors subject to the action. Further, Project administrative costs, such as additional costs for architectural/engineering oversight and interim Project financing would be incurred. At a minimum, an estimated \$15,000 to \$25,000/month in Project administration and engineering oversight costs would be expected. Given the recent inflationary indications, unplanned delays in project execution could also translate into significant unanticipated rises in future construction costs. A PLA could be an effective tool in reducing or eliminating these risks.

6.2 The "Tag Along Provision"

Key provisions of any Project Labor Agreement include the "Union Recognition and Employment" provisions, specifically the Union Referral requirement. Commonly referred to as the "Tag Along" requirement, this provision governs the process of bringing craft workers to the Project. All craft workers are required to pass through the job referral systems and hiring halls established by the unions. The "Tag Along" provision specifically allows a contractor who is not signatory to a collective bargaining agreement to bring his/her own core employees to the Project. The number of core employees brought to the job is limited by the agreement on the basis of a percentage of the workforce on the Project, thus typically increasing the number of workers delivered to the Project by the signatory unions. Historically regional PLAs have established a "Tag Along" requirement of 25 percent with special considerations sometimes provided for M/WBEs working under an approved plan. These special considerations offer significant opportunity for these M/WBEs by allowing a greater percentage of their own staff to participate. The "Tag Along" requirements are often the subject of much debate when considering the application of a PLA. The increased number of workers delivered to the Project by union hiring halls in exchange for the concessions and resultant economic savings to the Project as described in Section 5 is, however, the core element of every negotiation.

6.3 Workforce Enhancement, Recruiting & Training Programs, and M/WBE Programs

Enhanced workforce diversity and training objectives are other benefits not easily translated into economic savings. Project specific objectives consistent with County policies and objectives are anticipated for this Project. Numerical goals relating to workforce diversity have not been established however this project commits to a \$17,100 contribution to Rochester Careers in Construction, Inc., a New York not-for-profit corporation directed at recruitment, development and training of minorities and women to enter the construction trades as a career as well as assist in enabling more immediate employment on this Project. Participation in this program is consistent with the long-term County objectives of enhancing diversity in the construction industry and providing long-term employment opportunities for minorities and women and is complementary to the County's apprenticeship training pilot program. This enhanced language contained in this PLA regarding workforce recruitment and training is considered a significant benefit to this Project.

Use of a PLA would also provide access to qualified contractor apprentices who would otherwise have none. This access is considered a cost saving benefit and is addressed further in the cost savings section of this report.

Minority/Women Business Enterprise participation in the Project is also an important objective. Project specific M/WBE goals of 12 percent Minority and three percent Women Business Enterprises are required for all County-funded projects and will be included in this Project. These goals may increase as additional state funding is anticipated for this Project. Union affiliation in the M/WBE business sector in the Rochester Region is not uniform for all crafts or trades. A PLA could incorporate language addressing the unique challenges and needs faced by M/WBE contractors and is, therefore, considered a benefit.

Section 7 - Conclusions

7.1 Conclusions

Based upon the size and scope of the Project, the proposed schedule and the anticipated mix of craft labor, we conclude that a PLA could provide Monroe County with measurable economic benefit. We estimate that using a PLA could result in an estimated savings of \$201,300 in direct labor costs or approximately 3.1 percent of the projected total cost of labor for the Project (estimated at \$6,503,100). Additional savings of \$676,400 are derived from Wicks Law exemption. Total savings from labor cost reductions and the Wicks exemption could exceed \$877,700 for a total Project construction cost of \$23.7 Million, which is approximately a 3.7 percent savings on overall construction cost.

Non-quantifiable benefits would also be available through the use of a PLA and include:

- 1) avoiding the costly delays of potential strikes, slowdowns, walkouts, picketing and other disruptions arising from work disputes and promoting labor harmony and peace for the duration of the Project;
- 2) standardizing the terms and conditions governing the employment of labor on the Project;
- 3) providing comprehensive and standardized mechanisms for the settlement of work disputes, including those relating to jurisdiction;
- 4) ensuring a reliable source of skilled and experienced labor in an increasingly tightening labor market potentially enhancing the ability to meet required workforce participation goals;
- 5) potentially enhancing M/WBE participation; and
- 6) avoiding favoritism, fraud and/or corruption by ensuring availability of the benefits of the PLA to all successful bidders regardless of union/non-union status or the status of their employees.

In summary, based upon our experience, the use of a PLA would promote a number of Monroe County's stated objectives, including the prudent use of public funds and avoiding favoritism, fraud and/or corruption. Seeler Engineering, P.C. recommends that the County proceed with negotiations for a PLA on Phase 2 of the Specialized Secure Detention Facility Project.

Tables

Table 1

Labor Unions Representing the Construction Industry in Monroe County

| Craft | Local Union Number |
|-------------------------|---------------------------|
| Boilermakers | 5 |
| Bricklayers | 3 |
| Carpenters | 276 |
| Cement Masons | 111 |
| Electrical Workers | 86 |
| Elevator Constructors | 27 |
| Glaziers | 4 |
| Heat & Frost Insulators | 26 |
| Iron Workers | 33 |
| Laborers | 435 |
| Millwrights | 1163 |
| Operating Engineers | 158 |
| Painters | 4 |
| Plasterers | 9 |
| Plumbers & Steamfitters | 13 |
| Roofers | 22 |
| Sheet Metal Workers | 46 |
| Sprinkler Fitters | 669 |
| Teamsters | 118 |

Table 2

Total Labor Breakdown by Craft

| Craft | Hours per Craft |
|--------------------------------|------------------------|
| Boilermakers | 0 |
| Bricklayers - Building | 12,061 |
| Bricklayers - H&H | 0 |
| Carpenters - Building | 29,864 |
| Carpenters - H&H | 72 |
| Cement Masons | 0 |
| Electrical Workers | 14,942 |
| Elevator Constructors | 0 |
| Glaziers | 3,832 |
| Heat & Frost Insulators | 10,612 |
| Iron Workers | 5,294 |
| Laborers - Abatement | 440 |
| Laborers - Building | 6,212 |
| Laborers - H&H | 5,330 |
| Millwrights | 0 |
| Operating Engineers - Building | 3,307 |
| Operating Engineers - H&H | 1,439 |
| Operating Engineers - Tech | 391 |
| Painters | 4,132 |
| Plasterers | 0 |
| Plumbers & Steamfitters | 6,582 |
| Roofers | 1,993 |
| Sheet Metal Workers | 5,378 |
| Sprinkler Fitters | 1,654 |
| Teamsters - Building | 95 |
| Teamsters - H&H | 239 |
| Total | 113,869 |

Table 3

Table 3
Key Features of Existing Labor Agreements

| Agreement Provisions | Operating Engineers - MBH | Operating Engineers - Tech | Plumbers | Plumbers & Steamfitters | Roofers | Sheet Metal Workers | Welders | Teamsters - Building | Teamsters - MBH |
|--------------------------------------|---|---|---|--|--|---|---|--|--|
| Contract Expiration | 3/31/2023 | 3/31/2026 | 4/30/2022 | 4/30/2023 | 6/1/2024 | 4/28/2024 | 3/31/2025 | 3/31/2024 | 3/31/2024 |
| Contract Duration | 3 Years | 3 Years | 3 Years | 3 Years | 3 Years | 3 Years | 3 Years | 3 Years | 3 Years |
| Regular Work Week | 40 Hrs Mo - Fri | 40 Hrs Mo - Fri | 40 Hrs Mo - Fri | 40 Hrs Mo - Fri | 40 Hrs Mo - Fri | 40 Hrs Mo - Fri | 40 Hrs Mo - Fri | 40 Hrs Mo - Fri | 40 Hrs Mo - Fri |
| Regular Work Day | 8 hrs/Day - 7:30 AM - 4:30 PM | 8 hrs/Day - 7:30 AM - 4:30 PM | 8 hrs/Day - 7:30 AM - 4:30 PM | 8 hrs/Day - 7:30 AM - 4:30 PM | 8 hrs/Day - 7:30 AM - 4:30 PM | 8 hrs/Day - 7:30 AM - 4:30 PM | 8 hrs/Day - 7:30 AM - 4:30 PM | 8 hrs/Day - 7:30 AM - 4:30 PM | 8 hrs/Day - 7:30 AM - 4:30 PM |
| Start Time | 6:00 AM - 6:50 AM (flexible, mutually agreed) | Flexible, Set by Contractor | 8:00 AM | 6:00 AM Earliest | 5:00 AM - 4:30 PM | 6:00 AM Earliest | 6:00 AM Earliest | 5:00 AM Earliest | 5:00 AM Earliest |
| 4-50 Hour Days | Acceptable | As applicable unless prohibited by law | As applicable as permitted by law | Not Addressed | Not Addressed | Acceptable | Acceptable with prior written notice to the impact | Acceptable | Acceptable |
| Overtime | 1.5X Outside Regular Work Week/Saturdays | 1.5X Outside Regular Work Week/Saturdays | 1.5X Outside Regular Work Week/Saturdays | 1.5X Outside Regular Work Week/Saturdays | 1.5X Outside Regular Work Week/Saturdays | 1.5X Outside Regular Work Week/Saturdays | 1.5X Outside Regular Work Week/Saturdays | 1.5X Outside Regular Work Week/Saturdays | 1.5X Outside Regular Work Week/Saturdays |
| Report in Pay Description | If employee reports for work and no work is provided | If employee reports for work and no work is provided | If employee reports for work and no work is provided | If employee reports for work and no work is provided due to unbreast conditions or inclement weather | If employee reports for work and no work is provided, unless due to inclement weather | If employee reports for work and no work is provided due to weather or lack of material | 4 hours @ Prevailing Wage if employee reports for work at regular time and no work is provided | If employee reports for work at regular time and no work is provided | If employee reports for work at regular time and no work is provided |
| Shift Work | 2nd Shift: 8 hrs/8 hrs pay 3rd Shift: 7 hrs/8 hrs pay | 2nd Shift: 8 hrs/8 hrs pay 3rd Shift: 7 hrs/8 hrs pay | \$1.00 premium for all shifts before 6:00 AM or after 2:00 PM | 2nd Shift: 8 hrs/8 hrs pay 3rd Shift: 8 hrs/8 hrs pay + 30% | Not Addressed | 2nd Shift: 8 hrs/8 hrs pay 3rd Shift: 8 hrs/8 hrs pay + 30% | 2nd Shift: 8 hrs/8 hrs pay 3rd Shift: 8 hrs/8 hrs pay + 30% | 2nd Shift: 8 hrs/8 hrs pay 3rd Shift: 7 hrs/8 hrs pay | 2nd Shift: 8 hrs/8 hrs pay 3rd Shift: 7 hrs/8 hrs pay |
| Holiday Pay | Yes, must work day before/after | No | No | No | No | No | No | No | No |
| Observed Holidays | Memorial Day 4th of July Labor Day Thanksgiving Christmas New Year's Day | Memorial Day 4th of July Labor Day Thanksgiving Christmas New Year's Day | Memorial Day 4th of July Labor Day Thanksgiving Christmas New Year's Day | Memorial Day 4th of July Labor Day Thanksgiving Christmas New Year's Day | Memorial Day 4th of July Labor Day Thanksgiving Christmas New Year's Day | Memorial Day 4th of July Labor Day Thanksgiving Christmas New Year's Day | Memorial Day 4th of July Labor Day Thanksgiving Christmas New Year's Day | New Year's Day Memorial Day July 4th Labor Day Thanksgiving Day Christmas Day | New Year's Day Memorial Day July 4th Labor Day Thanksgiving Day Christmas Day |
| Boatmen (Rate) | 3 | 3 | 3 | 4 | 3 | 3 | 3 | 1 | 1 |
| Boatmen (Rate) | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| Ratio Job Specific (Y/N) | Yes | Yes | No | No | Yes | No | No | No | No |
| Travel/Per Diem/Commuter Description | Not Addressed | Not Addressed | Travel pay depending on State | Not Addressed | Mileage paid at IRS rate outside geographical jurisdiction, Room and Board \$10/day or \$10/meal | Travel compensation outside Prev rate | D-60 miles = no expense paid 61-80 miles = \$17.50/Day 300+ miles = \$20.00/Day 81-300 miles = \$17.50/Day + \$0.45/mile + 15¢ priority rate per 25 miles over 300 | Not Addressed | Not Addressed |
| Mileage Reimbursement | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.54 | \$0.54 | \$0.00 | \$0.00 | \$0.00 |
| Per Diem Reimbursement | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Industry Funds | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Other | \$1.50 Single irregular Shift Premium | District #12 | NA | NA | NA | NA | NA | NA | NA |

Appendices

Appendix A

Appendix B

| Project Description | Final Construction Cost2 | |
|---------------------|--------------------------|-------------------|
| Building | | |
| General | \$ | 14,822,000 |
| Fire Protection | \$ | 246,000 |
| Plumbing | \$ | 1,126,000 |
| Mechanical | \$ | 2,102,000 |
| Electrical | \$ | 2,926,000 |
| Renovation | | |
| General | \$ | 391,000 |
| Fire Protection | \$ | 19,000 |
| Plumbing | \$ | 22,000 |
| HVAC | \$ | 155,000 |
| Electrical | \$ | 168,000 |
| Site Work | | |
| General | \$ | 1,386,000 |
| Site Electrical | \$ | 334,000 |
| Total | \$ | 23,697,000 |

| Contingencies | | |
|---------------------------------------|-----------|------------------------|
| General Conditions (10%) | | <i>*Included Above</i> |
| General & Liability Insurance (1.15%) | | <i>*Included Above</i> |
| Design Contingency (10%) | | <i>*Included Above</i> |
| Market Conditions Premium | | <i>*Included Above</i> |
| Escalation (To Mid-Point Jun-2023) | | <i>*Included Above</i> |
| Contingencies Total | \$ | - |

| | | |
|--------------------------------|-----------|-------------------|
| 2022 Total Project Cost | \$ | 23,697,000 |
|--------------------------------|-----------|-------------------|

Appendix C

| Item No. | Provision | Savings |
|----------|-----------------------------------|----------------------|
| 1 | Flexible Shift Start Times | \$ 17,200 |
| 2 | Productivity Gain 10-Hour Days | \$ 30,800 |
| 3 | Industry Funds | \$ 14,800 |
| 4 | Union Apprentice Ratios | \$ 2,900 |
| 5 | Non-Union Apprentice Program | \$ 33,100 |
| 6 | Guaranteed Pay | \$ 1,500 |
| 7 | No Holiday Pay | \$ 16,900 |
| 8 | Offsite Fabrication | \$ 16,900 |
| 9 | Work Break Time Reduction | \$ 24,600 |
| 10 | Wage Concessions | \$ 21,200 |
| 11 | Management Rights | \$ 38,500 |
| 12 | Rochester Careers in Construction | \$ (17,100) |
| | Total Savings | \$ 201,300 |
| | Total Labor Cost | \$ 6,503,100 |
| | Total Savings Percentage | 3.1% |
| | Total Construction Cost | \$ 23,697,000 |

Assumptions:

- Productivity gain of one (1) hour per person per week for coordination of the following crafts:
 - Electrical Workers
 - Plumbers & Steamfitters
 - Sheet Metal Workers
 - Sprinkler Fitters
- All other crafts not subject to savings from flexible start times
- Applicable to only the summer months (June, July, August)
- Applicable for Building and Renovation Work Only
- Assume four (4) weeks per month

| | |
|----------------------|---|
| Hours Per Week Saved | 1 |
| Applicable Months | 3 |

| Building | Rates Package | Workers per Week | Total Savings |
|---|---------------|---------------------|------------------|
| Bricklayers - Building | \$ 55.95 | 7 | \$ - |
| Carpenters - Building | \$ 53.54 | 15 | \$ - |
| Carpenters - H&H | \$ 57.33 | 0 | \$ - |
| Electrical Workers | \$ 62.70 | 7 | \$ 5,267 |
| Glaziers | \$ 52.17 | 8 | \$ - |
| Heat & Frost Insulators | \$ 57.97 | 6 | \$ - |
| Iron Workers | \$ 60.26 | 6 | \$ - |
| Laborers - Abatement | \$ 49.85 | 0 | \$ - |
| Laborers - Building | \$ 48.85 | 6 | \$ - |
| Laborers - H&H | \$ 54.96 | 0 | \$ - |
| Operating Engineers - Building | \$ 67.37 | 3 | \$ - |
| Operating Engineers - H&H | \$ 77.79 | 0 | \$ - |
| Operating Engineers - Tech | \$ 69.36 | 3 | \$ - |
| Painters | \$ 48.35 | 5 | \$ - |
| Plumbers & Steamfitters | \$ 63.09 | 7 | \$ 5,300 |
| Roofers | \$ 51.37 | 5 | \$ - |
| Sheet Metal Workers | \$ 62.01 | 6 | \$ 4,465 |
| Sprinkler Fitters | \$ 64.26 | 4 | \$ 3,084 |
| Teamsters - Building | \$ 50.65 | 0 | \$ - |
| Teamsters - H&H | \$ 50.65 | 0 | \$ - |
| Total | | | \$ 18,116 |
| | | Union Participation | 65% |
| Savings from the Introduction of Flexible Shift Start Times - Building | | | \$ 11,775 |

Assumptions:

- Productivity gain of one (1) hour per person per week for coordination of the following crafts:
 - Electrical Workers
 - Plumbers & Steamfitters
 - Sheet Metal Workers
 - Sprinkler Fitters
- All other crafts not subject to savings from flexible start times
- Applicable to only the summer months (June, July, August)
- Applicable for Building and Renovation Work Only
- Assume four (4) weeks per month

| | |
|----------------------|---|
| Hours Per Week Saved | 1 |
| Applicable Months | 3 |

| Renovation | Rates Package | Workers per Week | Total Savings |
|---|---------------|---------------------|-----------------|
| Bricklayers - Building | \$ 55.95 | 1 | \$ - |
| Carpenters - Building | \$ 53.54 | 3 | \$ - |
| Carpenters - H&H | \$ 57.33 | 0 | \$ - |
| Electrical Workers | \$ 62.70 | 2 | \$ 1,505 |
| Glaziers | \$ 52.17 | 1 | \$ - |
| Heat & Frost Insulators | \$ 57.97 | 1 | \$ - |
| Iron Workers | \$ 60.26 | 0 | \$ - |
| Laborers - Abatement | \$ 49.85 | 3 | \$ - |
| Laborers - Building | \$ 48.85 | 3 | \$ - |
| Laborers - H&H | \$ 54.96 | 0 | \$ - |
| Operating Engineers - Building | \$ 67.37 | 1 | \$ - |
| Operating Engineers - H&H | \$ 77.79 | 0 | \$ - |
| Operating Engineers - Tech | \$ 69.36 | 0 | \$ - |
| Painters | \$ 48.35 | 2 | \$ - |
| Plumbers & Steamfitters | \$ 63.09 | 3 | \$ 2,271 |
| Roofers | \$ 51.37 | 0 | \$ - |
| Sheet Metal Workers | \$ 62.01 | 2 | \$ 1,488 |
| Sprinkler Fitters | \$ 64.26 | 1 | \$ 771 |
| Teamsters - Building | \$ 50.65 | 1 | \$ - |
| Teamsters - H&H | \$ 50.65 | 0 | \$ - |
| Total | | | \$ 6,035 |
| | | Union Participation | 65% |
| Savings from the Introduction of Flexible Shift Start Times - Renovation | | | \$ 3,923 |

Assumptions:

- Productivity gain of one (1) hour per person per week for coordination of the following crafts:
 - Electrical Workers
 - Plumbers & Steamfitters
 - Sheet Metal Workers
 - Sprinkler Fitters
- All other crafts not subject to savings from flexible start times
- Applicable to only the summer months (June, July, August)
- Applicable for Building and Renovation Work Only
- Assume four (4) weeks per month

| | |
|----------------------|---|
| Hours Per Week Saved | 1 |
| Applicable Months | 0 |

| Site | Rates Package | Workers per Week | Total Savings |
|--------------------------------|---------------|------------------|-----------------|
| Bricklayers - Building | \$ 55.95 | 0 | \$ - |
| Carpenters - Building | \$ 53.54 | 0 | \$ - |
| Carpenters - H&H | \$ 57.33 | 1 | \$ - |
| Electrical Workers | \$ 62.70 | 3 | \$ 2,257 |
| Glaziers | \$ 52.17 | 0 | \$ - |
| Heat & Frost Insulators | \$ 57.97 | 0 | \$ - |
| Iron Workers | \$ 60.26 | 2 | \$ - |
| Laborers - Abatement | \$ 49.85 | 0 | \$ - |
| Laborers - Building | \$ 48.85 | 0 | \$ - |
| Laborers - H&H | \$ 54.96 | 6 | \$ - |
| Operating Engineers - Building | \$ 67.37 | 0 | \$ - |
| Operating Engineers - H&H | \$ 77.79 | 2 | \$ - |
| Operating Engineers - Tech | \$ 69.36 | 1 | \$ - |
| Painters | \$ 48.35 | 1 | \$ - |
| Plumbers & Steamfitters | \$ 63.09 | 0 | \$ - |
| Roofers | \$ 51.37 | 0 | \$ - |
| Sheet Metal Workers | \$ 62.01 | 0 | \$ - |
| Sprinkler Fitters | \$ 64.26 | 0 | \$ - |
| Teamsters - Building | \$ 50.65 | 0 | \$ - |
| Teamsters - H&H | \$ 50.65 | 2 | \$ - |
| Total | | | \$ 2,257 |

| | |
|--|------------------|
| Union Participation | 65% |
| Savings from the Introduction of Flexible Shift Start Times - Site | \$ 1,467 |
| Total from through the Introduction of Flexible Shift Start Times | \$ 17,165 |

Assumptions:

- Increased productivity resulting from one (1) less set-up/clean-up cycle per week per employee
- Savings available regardless of union/non-union affiliation
- Applicable to day shift hours only
- Applicable to crafts with 1000+ hours
- Applicable to summer months only (June, July, August)

Hours Per Week Saved 1

| Building | Rates Package | Applicable Hours | Workers per Week | Estimated Weeks | Total Savings |
|--------------------------------|---------------|------------------|------------------|-----------------|------------------|
| Bricklayers - Building | \$ 55.95 | 3,005 | 7 | 11 | \$ 4,203 |
| Carpenters - Building | \$ 53.54 | 7,174 | 15 | 12 | \$ 9,603 |
| Carpenters - H&H | \$ 57.33 | 0 | 0 | 0 | \$ - |
| Electrical Workers | \$ 62.70 | 3,325 | 7 | 12 | \$ 5,212 |
| Glaziers | \$ 52.17 | 0 | 8 | 0 | \$ - |
| Heat & Frost Insulators | \$ 57.97 | 2,635 | 6 | 11 | \$ 3,818 |
| Iron Workers | \$ 60.26 | 1,251 | 6 | 5 | \$ 1,885 |
| Laborers - Abatement | \$ 49.85 | 0 | 0 | 0 | \$ - |
| Laborers - Building | \$ 48.85 | 1,393 | 6 | 6 | \$ 1,701 |
| Laborers - H&H | \$ 54.96 | 0 | 0 | 0 | \$ - |
| Operating Engineers - Building | \$ 67.37 | 0 | 3 | 0 | \$ - |
| Operating Engineers - H&H | \$ 77.79 | 0 | 0 | 0 | \$ - |
| Operating Engineers - Tech | \$ 69.36 | 0 | 3 | 0 | \$ - |
| Painters | \$ 48.35 | 0 | 5 | 0 | \$ - |
| Plumbers & Steamfitters | \$ 63.09 | 1,545 | 7 | 6 | \$ 2,436 |
| Roofers | \$ 51.37 | 0 | 5 | 0 | \$ - |
| Sheet Metal Workers | \$ 62.01 | 1,265 | 6 | 5 | \$ 1,961 |
| Sprinkler Fitters | \$ 64.26 | 0 | 4 | 0 | \$ - |
| Teamsters - Building | \$ 50.65 | 0 | 0 | 0 | \$ - |
| Teamsters - H&H | \$ 50.65 | 0 | 0 | 0 | \$ - |
| Total | | 21,592 | | | \$ 30,818 |

Savings through Productivity Gains from 10-Hour Days - Building \$ 30,818

Assumptions:

- Increased productivity resulting from one (1) less set-up/clean-up cycle per week per employee
- Savings available regardless of union/non-union affiliation
- Applicable to day shift hours only
- Applicable to crafts with 1000+ hours
- Applicable to summer months only (June, July, August)

Hours Per Week Saved

| Renovation | Rates Package | Applicable Hours | Workers per Week | Estimated Weeks | Total Savings |
|--------------------------------|---------------|------------------|------------------|-----------------|---------------|
| Bricklayers - Building | \$ 55.95 | 0 | 1 | 0 | \$ - |
| Carpenters - Building | \$ 53.54 | 0 | 3 | 0 | \$ - |
| Carpenters - H&H | \$ 57.33 | 0 | 0 | 0 | \$ - |
| Electrical Workers | \$ 62.70 | 0 | 2 | 0 | \$ - |
| Glaziers | \$ 52.17 | 0 | 1 | 0 | \$ - |
| Heat & Frost Insulators | \$ 57.97 | 0 | 1 | 0 | \$ - |
| Iron Workers | \$ 60.26 | 0 | 0 | 0 | \$ - |
| Laborers - Abatement | \$ 49.85 | 0 | 3 | 0 | \$ - |
| Laborers - Building | \$ 48.85 | 0 | 3 | 0 | \$ - |
| Laborers - H&H | \$ 54.96 | 0 | 0 | 0 | \$ - |
| Operating Engineers - Building | \$ 67.37 | 0 | 1 | 0 | \$ - |
| Operating Engineers - H&H | \$ 77.79 | 0 | 0 | 0 | \$ - |
| Operating Engineers - Tech | \$ 69.36 | 0 | 0 | 0 | \$ - |
| Painters | \$ 48.35 | 0 | 2 | 0 | \$ - |
| Plumbers & Steamfitters | \$ 63.09 | 0 | 3 | 0 | \$ - |
| Roofers | \$ 51.37 | 0 | 0 | 0 | \$ - |
| Sheet Metal Workers | \$ 62.01 | 0 | 2 | 0 | \$ - |
| Sprinkler Fitters | \$ 64.26 | 0 | 1 | 0 | \$ - |
| Teamsters - Building | \$ 50.65 | 0 | 1 | 0 | \$ - |
| Teamsters - H&H | \$ 50.65 | 0 | 0 | 0 | \$ - |
| Total | | 0 | | | \$ - |

Savings through Productivity Gains from 10-Hour Days - Renovation

Assumptions:

- Increased productivity resulting from one (1) less set-up/clean-up cycle per week per employee
- Savings available regardless of union/non-union affiliation
- Applicable to day shift hours only
- Applicable to crafts with 1000+ hours
- Applicable to summer months only (June, July, August)

Hours Per Week Saved

| Site | Rates Package | Applicable Hours | Workers per Week | Estimated Weeks | Total Savings |
|--------------------------------|---------------|------------------|------------------|-----------------|---------------|
| Bricklayers - Building | \$ 55.95 | 0 | 0 | 0 | \$ - |
| Carpenters - Building | \$ 53.54 | 0 | 0 | 0 | \$ - |
| Carpenters - H&H | \$ 57.33 | 0 | 1 | 0 | \$ - |
| Electrical Workers | \$ 62.70 | 0 | 3 | 0 | \$ - |
| Glaziers | \$ 52.17 | 0 | 0 | 0 | \$ - |
| Heat & Frost Insulators | \$ 57.97 | 0 | 0 | 0 | \$ - |
| Iron Workers | \$ 60.26 | 0 | 2 | 0 | \$ - |
| Laborers - Abatement | \$ 49.85 | 0 | 0 | 0 | \$ - |
| Laborers - Building | \$ 48.85 | 0 | 0 | 0 | \$ - |
| Laborers - H&H | \$ 54.96 | 0 | 6 | 0 | \$ - |
| Operating Engineers - Building | \$ 67.37 | 0 | 0 | 0 | \$ - |
| Operating Engineers - H&H | \$ 77.79 | 0 | 2 | 0 | \$ - |
| Operating Engineers - Tech | \$ 69.36 | 0 | 1 | 0 | \$ - |
| Painters | \$ 48.35 | 0 | 1 | 0 | \$ - |
| Plumbers & Steamfitters | \$ 63.09 | 0 | 0 | 0 | \$ - |
| Roofers | \$ 51.37 | 0 | 0 | 0 | \$ - |
| Sheet Metal Workers | \$ 62.01 | 0 | 0 | 0 | \$ - |
| Sprinkler Fitters | \$ 64.26 | 0 | 0 | 0 | \$ - |
| Teamsters - Building | \$ 50.65 | 0 | 0 | 0 | \$ - |
| Teamsters - H&H | \$ 50.65 | 0 | 2 | 0 | \$ - |
| Total | | 0 | | | \$ - |

Savings through Productivity Gains from 10-Hour Days - Site

Total Savings through Productivity Gains from 10-Hour Days

Specialized Secure Detention
Facility Phase 2

Industry Funds
Appendix C

Due Diligence Study
Monroe County

Assumptions:

| | |
|-----------------------------|------------|
| - Maximum Fund Contribution | \$2.68/hr. |
| - Minimum Fund Contribution | \$0.00/hr. |
| - Maximum Savings | \$21,396 |
| - Total Savings | \$13,908 |

| Building | Total Hours | Industry Contribution | Total Cost |
|---|-------------|-----------------------|---------------|
| Bricklayers - Building | 12,018 | \$ 0.10 | \$ 1,202 |
| Carpenters - Building | 28,697 | \$ - | \$ - |
| Carpenters - H&H | 0 | \$ - | \$ - |
| Electrical Workers | 13,300 | \$ - | \$ - |
| Glaziers | 3,810 | \$ 0.10 | \$ 381 |
| Heat & Frost Insulators | 10,539 | \$ 0.10 | \$ 1,054 |
| Iron Workers | 5,004 | \$ 0.04 | \$ 200 |
| Laborers - Abatement | 0 | \$ - | \$ - |
| Laborers - Building | 5,570 | \$ - | \$ - |
| Laborers - H&H | 0 | \$ - | \$ - |
| Operating Engineers - Building | 3,191 | \$ 0.05 | \$ 160 |
| Operating Engineers - H&H | 0 | \$ 0.05 | \$ - |
| Operating Engineers - Tech | 362 | \$ 0.05 | \$ 18 |
| Painters | 3,868 | \$ 0.15 | \$ 580 |
| Plumbers & Steamfitters | 6,178 | \$ 2.68 | \$ 16,557 |
| Roofers | 1,993 | \$ - | \$ - |
| Sheet Metal Workers | 5,060 | \$ 0.17 | \$ 860 |
| Sprinkler Fitters | 1,537 | \$ 0.25 | \$ 384 |
| Teamsters - Building | 0 | \$ - | \$ - |
| Teamsters - H&H | 0 | \$ - | \$ - |
| Total | | \$ | 21,396 |
| | | Union Participation | 65% |
| Savings through the Elimination of Industry Funds - Building | | \$ | 13,908 |

Specialized Secure Detention
Facility Phase 2

Industry Funds
Appendix C

Due Diligence Study
Monroe County

Assumptions:

| | |
|-----------------------------|------------|
| - Maximum Fund Contribution | \$2.68/hr. |
| - Minimum Fund Contribution | \$0.00/hr. |
| - Maximum Savings | \$1,218 |
| - Total Savings | \$792 |

| Renovation | Total Hours | Industry Contribution | Total Cost |
|--------------------------------|-------------|-----------------------|------------|
| Bricklayers - Building | 43 | \$ 0.10 | \$ 4 |
| Carpenters - Building | 1,167 | \$ - | \$ - |
| Carpenters - H&H | 0 | \$ - | \$ - |
| Electrical Workers | 886 | \$ - | \$ - |
| Glaziers | 23 | \$ 0.10 | \$ 2 |
| Heat & Frost Insulators | 73 | \$ 0.10 | \$ 7 |
| Iron Workers | 0 | \$ 0.04 | \$ - |
| Laborers - Abatement | 440 | \$ - | \$ - |
| Laborers - Building | 642 | \$ - | \$ - |
| Laborers - H&H | 0 | \$ - | \$ - |
| Operating Engineers - Building | 116 | \$ 0.05 | \$ 6 |
| Operating Engineers - H&H | 0 | \$ 0.05 | \$ - |
| Operating Engineers - Tech | 0 | \$ 0.05 | \$ - |
| Painters | 196 | \$ 0.15 | \$ 29 |
| Plumbers & Steamfitters | 405 | \$ 2.68 | \$ 1,085 |
| Roofers | 0 | \$ - | \$ - |
| Sheet Metal Workers | 319 | \$ 0.17 | \$ 54 |
| Sprinkler Fitters | 117 | \$ 0.25 | \$ 29 |
| Teamsters - Building | 95 | \$ - | \$ - |
| Teamsters - H&H | 0 | \$ - | \$ - |

| | | | |
|---|---------------------|----|--------------|
| Total | | \$ | 1,218 |
| | Union Participation | | 65% |
| Savings through the Elimination of Industry Funds - Renovation | | \$ | 792 |

Specialized Secure Detention
Facility Phase 2

Industry Funds
Appendix C

Due Diligence Study
Monroe County

Assumptions:

| | |
|-----------------------------|------------|
| - Maximum Fund Contribution | \$2.68/hr. |
| - Minimum Fund Contribution | \$0.00/hr. |
| - Maximum Savings | \$95 |
| - Total Savings | \$62 |

| Site | Total Hours | Industry Contribution | Total Cost |
|--------------------------------|-------------|-----------------------|--------------|
| Bricklayers - Building | 0 | \$ 0.10 | \$ - |
| Carpenters - Building | 0 | \$ - | \$ - |
| Carpenters - H&H | 72 | \$ - | \$ - |
| Electrical Workers | 758 | \$ - | \$ - |
| Glaziers | 0 | \$ 0.10 | \$ - |
| Heat & Frost Insulators | 0 | \$ 0.10 | \$ - |
| Iron Workers | 290 | \$ 0.04 | \$ 12 |
| Laborers - Abatement | 0 | \$ - | \$ - |
| Laborers - Building | 0 | \$ - | \$ - |
| Laborers - H&H | 5,330 | \$ - | \$ - |
| Operating Engineers - Building | 0 | \$ 0.05 | \$ - |
| Operating Engineers - H&H | 1,439 | \$ 0.05 | \$ 72 |
| Operating Engineers - Tech | 29 | \$ 0.05 | \$ 1 |
| Painters | 68 | \$ 0.15 | \$ 10 |
| Plumbers & Steamfitters | 0 | \$ 2.68 | \$ - |
| Roofers | 0 | \$ - | \$ - |
| Sheet Metal Workers | 0 | \$ 0.17 | \$ - |
| Sprinkler Fitters | 0 | \$ 0.25 | \$ - |
| Teamsters - Building | 0 | \$ - | \$ - |
| Teamsters - H&H | 239 | \$ - | \$ - |
| Total | | | \$ 95 |

Union Participation 65%

Savings through the Elimination of Industry Funds - Site **\$ 62**

Total Savings through the Elimination of Industry Funds **\$ 14,761**

Assumptions:

- Apprentice ratios per individual craft Collective Bargaining Agreement (CBA)
- Crew sizes large enough to utilize apprentice ratios is estimated to be 20 percent of the total union hours
- Savings based on standardizing on ratios set by New York State Department of Labor (3:1 or better)

Labor Cost Using Apprentice Ratios Per CBA

| Building | Journeyman Package | Apprentice Package | J | A | Average Package | Union Hours | Total Cost |
|--------------------------------|--------------------|--------------------|---|---|-----------------|---------------|---------------------|
| Bricklayers - Building | \$ 55.95 | \$ 39.76 | 4 | 1 | \$ 52.71 | 7,812 | \$ 411,770 |
| Carpenters - Building | \$ 53.54 | \$ 36.26 | 3 | 1 | \$ 49.22 | 18,653 | \$ 918,080 |
| Carpenters - H&H | \$ 57.33 | \$ 37.99 | 3 | 1 | \$ 52.50 | 0 | \$ - |
| Electrical Workers | \$ 62.70 | \$ 48.36 | 3 | 2 | \$ 56.97 | 8,645 | \$ 492,464 |
| Glaziers | \$ 52.17 | \$ 43.81 | 3 | 1 | \$ 50.08 | 2,477 | \$ 124,021 |
| Heat & Frost Insulators | \$ 57.97 | \$ 47.49 | 3 | 1 | \$ 55.35 | 6,850 | \$ 379,170 |
| Iron Workers | \$ 60.26 | \$ 41.44 | 4 | 1 | \$ 56.50 | 3,253 | \$ 183,759 |
| Laborers - Abatement | \$ 49.85 | \$ 34.20 | 3 | 1 | \$ 45.94 | 0 | \$ - |
| Laborers - Building | \$ 48.85 | \$ 34.20 | 3 | 1 | \$ 45.19 | 3,621 | \$ 163,601 |
| Laborers - H&H | \$ 54.96 | \$ 38.47 | 3 | 1 | \$ 50.84 | 0 | \$ - |
| Operating Engineers - Building | \$ 67.37 | \$ 56.65 | 3 | 1 | \$ 64.69 | 2,074 | \$ 134,177 |
| Operating Engineers - H&H | \$ 77.79 | \$ 64.03 | 3 | 1 | \$ 74.35 | 0 | \$ - |
| Operating Engineers - Tech | \$ 69.36 | \$ 56.73 | 3 | 1 | \$ 66.20 | 235 | \$ 15,577 |
| Painters | \$ 48.35 | \$ 40.96 | 3 | 1 | \$ 46.50 | 2,514 | \$ 116,919 |
| Plumbers & Steamfitters | \$ 63.09 | \$ 39.10 | 4 | 1 | \$ 58.29 | 4,016 | \$ 234,080 |
| Roofers | \$ 51.37 | \$ 35.66 | 3 | 1 | \$ 47.44 | 1,295 | \$ 61,459 |
| Sheet Metal Workers | \$ 62.01 | \$ 43.31 | 3 | 1 | \$ 57.34 | 3,289 | \$ 188,577 |
| Sprinkler Fitters | \$ 64.26 | \$ 53.36 | 2 | 1 | \$ 60.63 | 999 | \$ 60,569 |
| Teamsters - Building | \$ 50.65 | \$ - | 1 | 0 | \$ 50.65 | 0 | \$ - |
| Teamsters - H&H | \$ 50.65 | \$ - | 1 | 0 | \$ 50.65 | 0 | \$ - |
| Total | | | | | | 65,733 | \$ 3,484,225 |

Assumptions:

- Apprentice ratios per individual craft Collective Bargaining Agreement (CBA)
- Crew sizes large enough to utilize apprentice ratios is estimated to be 20 percent of the total union hours
- Savings based on standardizing on ratios set by New York State Department of Labor (3:1 or better)

Labor Cost Using Apprentice Ratios of 3:1 or Better

| Building | Journeyman Package | Apprentice Package | J | A | Average Package | Union Hours | Total Cost |
|--------------------------------|--------------------|--------------------|---|---|-----------------|---|---------------------|
| Bricklayers - Building | \$ 55.95 | \$ 39.76 | 3 | 1 | \$ 51.90 | 7,812 | \$ 405,447 |
| Carpenters - Building | \$ 53.54 | \$ 36.26 | 3 | 1 | \$ 49.22 | 18,653 | \$ 918,080 |
| Carpenters - H&H | \$ 57.33 | \$ 37.99 | 3 | 1 | \$ 52.50 | 0 | \$ - |
| Electrical Workers | \$ 62.70 | \$ 48.36 | 3 | 2 | \$ 56.97 | 8,645 | \$ 492,464 |
| Glaziers | \$ 52.17 | \$ 43.81 | 3 | 1 | \$ 50.08 | 2,477 | \$ 124,021 |
| Heat & Frost Insulators | \$ 57.97 | \$ 47.49 | 3 | 1 | \$ 55.35 | 6,850 | \$ 379,170 |
| Iron Workers | \$ 60.26 | \$ 41.44 | 3 | 1 | \$ 55.56 | 3,253 | \$ 180,698 |
| Laborers - Abatement | \$ 49.85 | \$ 34.20 | 3 | 1 | \$ 45.94 | 0 | \$ - |
| Laborers - Building | \$ 48.85 | \$ 34.20 | 3 | 1 | \$ 45.19 | 3,621 | \$ 163,601 |
| Laborers - H&H | \$ 54.96 | \$ 38.47 | 3 | 1 | \$ 50.84 | 0 | \$ - |
| Operating Engineers - Building | \$ 67.37 | \$ 56.65 | 3 | 1 | \$ 64.69 | 2,074 | \$ 134,177 |
| Operating Engineers - H&H | \$ 77.79 | \$ 64.03 | 3 | 1 | \$ 74.35 | 0 | \$ - |
| Operating Engineers - Tech | \$ 69.86 | \$ 56.73 | 3 | 1 | \$ 66.20 | 235 | \$ 15,577 |
| Painters | \$ 48.35 | \$ 40.96 | 3 | 1 | \$ 46.50 | 2,514 | \$ 116,919 |
| Plumbers & Steamfitters | \$ 63.09 | \$ 39.10 | 3 | 1 | \$ 57.09 | 4,016 | \$ 229,262 |
| Roofers | \$ 51.37 | \$ 35.66 | 3 | 1 | \$ 47.44 | 1,295 | \$ 61,459 |
| Sheet Metal Workers | \$ 62.01 | \$ 43.31 | 3 | 1 | \$ 57.34 | 3,289 | \$ 188,577 |
| Sprinkler Fitters | \$ 64.26 | \$ 53.36 | 2 | 1 | \$ 60.63 | 999 | \$ 60,569 |
| Teamsters - Building | \$ 50.65 | \$ - | 1 | 0 | \$ 50.65 | 0 | \$ - |
| Teamsters - H&H | \$ 50.65 | \$ - | 1 | 0 | \$ 50.65 | 0 | \$ - |
| Total | | | | | | 65,733 | \$ 3,470,023 |
| | | | | | | Utilization Based on Site Activity | 20% |
| | | | | | | Savings from the Implementation of Apprentice Ratios of 3:1 or Better - Building | \$ 2,840 |

Assumptions:

- Apprentice ratios per individual craft Collective Bargaining Agreement (CBA)
- Crew sizes large enough to utilize apprentice ratios is estimated to be 20 percent of the total union hours
- Savings based on standardizing on ratios set by New York State Department of Labor (3:1 or better)

Labor Cost Using Apprentice Ratios Per CBA

| Renovation | Journeyman Package | Apprentice Package | J | A | Average Package | Union Hours | Total Cost |
|--------------------------------|--------------------|--------------------|---|---|-----------------|--------------|-------------------|
| Bricklayers - Building | \$ 55.95 | \$ 39.76 | 4 | 1 | \$ 52.71 | 28 | \$ 1,473 |
| Carpenters - Building | \$ 53.54 | \$ 36.26 | 3 | 1 | \$ 49.22 | 759 | \$ 37,335 |
| Carpenters - H&H | \$ 57.33 | \$ 37.99 | 3 | 1 | \$ 52.50 | 0 | \$ - |
| Electrical Workers | \$ 62.70 | \$ 48.36 | 3 | 2 | \$ 56.97 | 576 | \$ 32,806 |
| Glaziers | \$ 52.17 | \$ 43.81 | 3 | 1 | \$ 50.08 | 15 | \$ 749 |
| Heat & Frost Insulators | \$ 57.97 | \$ 47.49 | 3 | 1 | \$ 55.35 | 47 | \$ 2,626 |
| Iron Workers | \$ 60.26 | \$ 41.44 | 4 | 1 | \$ 56.50 | 0 | \$ - |
| Laborers - Abatement | \$ 49.85 | \$ 34.20 | 3 | 1 | \$ 45.94 | 286 | \$ 13,138 |
| Laborers - Building | \$ 48.85 | \$ 34.20 | 3 | 1 | \$ 45.19 | 417 | \$ 18,857 |
| Laborers - H&H | \$ 54.96 | \$ 38.47 | 3 | 1 | \$ 50.84 | 0 | \$ - |
| Operating Engineers - Building | \$ 67.37 | \$ 56.65 | 3 | 1 | \$ 64.69 | 75 | \$ 4,878 |
| Operating Engineers - H&H | \$ 77.79 | \$ 64.03 | 3 | 1 | \$ 74.35 | 0 | \$ - |
| Operating Engineers - Tech | \$ 69.36 | \$ 56.73 | 3 | 1 | \$ 66.20 | 0 | \$ - |
| Painters | \$ 48.35 | \$ 40.96 | 3 | 1 | \$ 46.50 | 127 | \$ 5,925 |
| Plumbers & Steamfitters | \$ 63.09 | \$ 39.10 | 4 | 1 | \$ 58.29 | 263 | \$ 15,345 |
| Roofers | \$ 51.37 | \$ 35.66 | 3 | 1 | \$ 47.44 | 0 | \$ - |
| Sheet Metal Workers | \$ 62.01 | \$ 43.31 | 3 | 1 | \$ 57.34 | 207 | \$ 11,889 |
| Sprinkler Fitters | \$ 64.26 | \$ 53.36 | 2 | 1 | \$ 60.63 | 76 | \$ 4,611 |
| Teamsters - Building | \$ 50.65 | \$ - | 1 | 0 | \$ 50.65 | 62 | \$ 3,128 |
| Teamsters - H&H | \$ 50.65 | \$ - | 1 | 0 | \$ 50.65 | 0 | \$ - |
| Total | | | | | | 2,939 | \$ 152,759 |

Assumptions:

- Apprentice ratios per individual craft Collective Bargaining Agreement (CBA)
- Crew sizes large enough to utilize apprentice ratios is estimated to be 20 percent of the total union hours
- Savings based on standardizing on ratios set by New York State Department of Labor (3:1 or better)

Labor Cost Using Apprentice Ratios of 3:1 or Better

| Renovation | Journeyman Package | Apprentice Package | J | A | Average Package | Union Hours | Total Cost |
|--------------------------------|--------------------|--------------------|---|---|-----------------|--------------|-------------------|
| Bricklayers - Building | \$ 55.95 | \$ 39.76 | 3 | 1 | \$ 51.90 | 28 | \$ 1,451 |
| Carpenters - Building | \$ 53.54 | \$ 36.26 | 3 | 1 | \$ 49.22 | 759 | \$ 37,335 |
| Carpenters - H&H | \$ 57.33 | \$ 37.99 | 3 | 1 | \$ 52.50 | 0 | \$ - |
| Electrical Workers | \$ 62.70 | \$ 48.36 | 3 | 2 | \$ 56.97 | 576 | \$ 32,806 |
| Glaziers | \$ 52.17 | \$ 43.81 | 3 | 1 | \$ 50.08 | 15 | \$ 749 |
| Heat & Frost Insulators | \$ 57.97 | \$ 47.49 | 3 | 1 | \$ 55.35 | 47 | \$ 2,626 |
| Iron Workers | \$ 60.26 | \$ 41.44 | 3 | 1 | \$ 55.56 | 0 | \$ - |
| Laborers - Abatement | \$ 49.85 | \$ 34.20 | 3 | 1 | \$ 45.94 | 286 | \$ 13,138 |
| Laborers - Building | \$ 48.85 | \$ 34.20 | 3 | 1 | \$ 45.19 | 417 | \$ 18,857 |
| Laborers - H&H | \$ 54.96 | \$ 38.47 | 3 | 1 | \$ 50.84 | 0 | \$ - |
| Operating Engineers - Building | \$ 67.37 | \$ 56.65 | 3 | 1 | \$ 64.69 | 75 | \$ 4,878 |
| Operating Engineers - H&H | \$ 77.79 | \$ 64.03 | 3 | 1 | \$ 74.35 | 0 | \$ - |
| Operating Engineers - Tech | \$ 69.36 | \$ 56.73 | 3 | 1 | \$ 66.20 | 0 | \$ - |
| Painters | \$ 48.35 | \$ 40.96 | 3 | 1 | \$ 46.50 | 127 | \$ 5,925 |
| Plumbers & Steamfitters | \$ 63.09 | \$ 39.10 | 3 | 1 | \$ 57.09 | 263 | \$ 15,029 |
| Roofers | \$ 51.37 | \$ 35.66 | 3 | 1 | \$ 47.44 | 0 | \$ - |
| Sheet Metal Workers | \$ 62.01 | \$ 43.31 | 3 | 1 | \$ 57.34 | 207 | \$ 11,889 |
| Sprinkler Fitters | \$ 64.26 | \$ 53.36 | 2 | 1 | \$ 60.63 | 76 | \$ 4,611 |
| Teamsters - Building | \$ 50.65 | \$ - | 1 | 0 | \$ 50.65 | 62 | \$ 3,128 |
| Teamsters - H&H | \$ 50.65 | \$ - | 1 | 0 | \$ 50.65 | 0 | \$ - |
| Total | | | | | | 2,939 | \$ 152,420 |

Utilization Based on Site Activity

20%

Savings from the Implementation of Apprentice Ratios of 3:1 or Better - Renovation

\$ 68

Assumptions:

- Apprentice ratios per individual craft Collective Bargaining Agreement (CBA)
- Crew sizes large enough to utilize apprentice ratios is estimated to be 20 percent of the total union hours
- Savings based on standardizing on ratios set by New York State Department of Labor (3:1 or better)

Labor Cost Using Apprentice Ratios Per CBA

| Site | Journeyman Package | Apprentice Package | J | A | Average Package | Union Hours | Total Cost |
|--------------------------------|--------------------|--------------------|---|---|-----------------|--------------|-------------------|
| Bricklayers - Building | \$ 55.95 | \$ 39.76 | 4 | 1 | \$ 52.71 | 0 | \$ - |
| Carpenters - Building | \$ 53.54 | \$ 36.26 | 3 | 1 | \$ 49.22 | 0 | \$ - |
| Carpenters - H&H | \$ 57.33 | \$ 37.99 | 3 | 1 | \$ 52.50 | 47 | \$ 2,457 |
| Electrical Workers | \$ 62.70 | \$ 48.36 | 3 | 2 | \$ 56.97 | 493 | \$ 28,067 |
| Glaziers | \$ 52.17 | \$ 43.81 | 3 | 1 | \$ 50.08 | 0 | \$ - |
| Heat & Frost Insulators | \$ 57.97 | \$ 47.49 | 3 | 1 | \$ 55.35 | 0 | \$ - |
| Iron Workers | \$ 60.26 | \$ 41.44 | 4 | 1 | \$ 56.50 | 189 | \$ 10,649 |
| Laborers - Abatement | \$ 49.85 | \$ 34.20 | 3 | 1 | \$ 45.94 | 0 | \$ - |
| Laborers - Building | \$ 48.85 | \$ 34.20 | 3 | 1 | \$ 45.19 | 0 | \$ - |
| Laborers - H&H | \$ 54.96 | \$ 38.47 | 3 | 1 | \$ 50.84 | 3,465 | \$ 176,127 |
| Operating Engineers - Building | \$ 67.37 | \$ 56.65 | 3 | 1 | \$ 64.69 | 0 | \$ - |
| Operating Engineers - H&H | \$ 77.79 | \$ 64.03 | 3 | 1 | \$ 74.35 | 935 | \$ 69,544 |
| Operating Engineers - Tech | \$ 69.36 | \$ 56.73 | 3 | 1 | \$ 66.20 | 19 | \$ 1,248 |
| Painters | \$ 48.35 | \$ 40.96 | 3 | 1 | \$ 46.50 | 44 | \$ 2,055 |
| Plumbers & Steamfitters | \$ 63.09 | \$ 39.10 | 4 | 1 | \$ 58.29 | 0 | \$ - |
| Roofers | \$ 51.37 | \$ 35.66 | 3 | 1 | \$ 47.44 | 0 | \$ - |
| Sheet Metal Workers | \$ 62.01 | \$ 43.31 | 3 | 1 | \$ 57.34 | 0 | \$ - |
| Sprinkler Fitters | \$ 64.26 | \$ 53.36 | 2 | 1 | \$ 60.63 | 0 | \$ - |
| Teamsters - Building | \$ 50.65 | \$ - | 1 | 0 | \$ 50.65 | 0 | \$ - |
| Teamsters - H&H | \$ 50.65 | \$ - | 1 | 0 | \$ 50.65 | 155 | \$ 7,868 |
| Total | | | | | | 5,346 | \$ 298,015 |

Assumptions:

- Apprentice ratios per individual craft Collective Bargaining Agreement (CBA)
- Crew sizes large enough to utilize apprentice ratios is estimated to be 20 percent of the total union hours
- Savings based on standardizing on ratios set by New York State Department of Labor (3:1 or better)

Labor Cost Using Apprentice Ratios of 3:1 or Better

| Site | Journeyman Package | Apprentice Package | J | A | Average Package | Union Hours | Total Cost |
|--------------------------------|--------------------|--------------------|---|---|-----------------|--------------|-------------------|
| Bricklayers - Building | \$ 55.95 | \$ 39.76 | 3 | 1 | \$ 51.90 | 0 | \$ - |
| Carpenters - Building | \$ 53.54 | \$ 36.26 | 3 | 1 | \$ 49.22 | 0 | \$ - |
| Carpenters - H&H | \$ 57.33 | \$ 37.99 | 3 | 1 | \$ 52.50 | 47 | \$ 2,457 |
| Electrical Workers | \$ 62.70 | \$ 48.36 | 3 | 2 | \$ 56.97 | 493 | \$ 28,067 |
| Glaziers | \$ 52.17 | \$ 43.81 | 3 | 1 | \$ 50.08 | 0 | \$ - |
| Heat & Frost Insulators | \$ 57.97 | \$ 47.49 | 3 | 1 | \$ 55.35 | 0 | \$ - |
| Iron Workers | \$ 60.26 | \$ 41.44 | 3 | 1 | \$ 55.56 | 189 | \$ 10,472 |
| Laborers - Abatement | \$ 49.85 | \$ 34.20 | 3 | 1 | \$ 45.94 | 0 | \$ - |
| Laborers - Building | \$ 48.85 | \$ 34.20 | 3 | 1 | \$ 45.19 | 0 | \$ - |
| Laborers - H&H | \$ 54.96 | \$ 38.47 | 3 | 1 | \$ 50.84 | 3,465 | \$ 176,127 |
| Operating Engineers - Building | \$ 67.37 | \$ 56.65 | 3 | 1 | \$ 64.69 | 0 | \$ - |
| Operating Engineers - H&H | \$ 77.79 | \$ 64.03 | 3 | 1 | \$ 74.35 | 935 | \$ 69,544 |
| Operating Engineers - Tech | \$ 69.36 | \$ 56.73 | 3 | 1 | \$ 66.20 | 19 | \$ 1,248 |
| Painters | \$ 48.35 | \$ 40.96 | 3 | 1 | \$ 46.50 | 44 | \$ 2,055 |
| Plumbers & Steamfitters | \$ 63.09 | \$ 39.10 | 3 | 1 | \$ 57.09 | 0 | \$ - |
| Roofers | \$ 51.37 | \$ 35.66 | 3 | 1 | \$ 47.44 | 0 | \$ - |
| Sheet Metal Workers | \$ 62.01 | \$ 43.31 | 3 | 1 | \$ 57.34 | 0 | \$ - |
| Sprinkler Fitters | \$ 64.26 | \$ 53.36 | 2 | 1 | \$ 60.63 | 0 | \$ - |
| Teamsters - Building | \$ 50.65 | \$ - | 1 | 0 | \$ 50.65 | 0 | \$ - |
| Teamsters - H&H | \$ 50.65 | \$ - | 1 | 0 | \$ 50.65 | 155 | \$ 7,868 |
| Total | | | | | | 5,346 | \$ 297,838 |

Utilization Based on Site Activity

20%

Savings from the Implementation of Apprentice Ratios of 3:1 or Better - Site

\$ 35

Total Savings through the Implementation of Apprentice Ratios of 3:1 or Better

\$ 2,944

Assumptions:

- Crew sizes large enough to utilize apprentice ratios is estimated to be 20 percent of the total non-union hours
- Savings based on standardizing on ratios set by New York State Department of Labor (3:1 or better)

Non-Union Labor Cost Using No Apprentices

| Building | Journeyman Package | Apprentice Package | J | A | Average Package | Non-Union Hours | Total Cost |
|--------------------------------|--------------------|--------------------|---|---|-----------------|-----------------|---------------------|
| Bricklayers - Building | \$ 55.95 | \$ 39.76 | 3 | 0 | \$ 55.95 | 4,206 | \$ 235,342 |
| Carpenters - Building | \$ 53.54 | \$ 36.26 | 3 | 0 | \$ 53.54 | 10,044 | \$ 537,753 |
| Carpenters - H&H | \$ 57.33 | \$ 37.99 | 3 | 0 | \$ 57.33 | 0 | \$ - |
| Electrical Workers | \$ 62.70 | \$ 48.36 | 3 | 0 | \$ 62.70 | 4,655 | \$ 291,869 |
| Glaziers | \$ 52.17 | \$ 43.81 | 3 | 0 | \$ 52.17 | 1,334 | \$ 69,569 |
| Heat & Frost Insulators | \$ 57.97 | \$ 47.49 | 3 | 0 | \$ 57.97 | 3,689 | \$ 213,831 |
| Iron Workers | \$ 60.26 | \$ 41.44 | 3 | 0 | \$ 60.26 | 1,751 | \$ 105,539 |
| Laborers - Abatement | \$ 49.85 | \$ 34.20 | 3 | 0 | \$ 49.85 | 0 | \$ - |
| Laborers - Building | \$ 48.85 | \$ 34.20 | 3 | 0 | \$ 48.85 | 1,950 | \$ 95,233 |
| Laborers - H&H | \$ 54.96 | \$ 38.47 | 3 | 0 | \$ 54.96 | 0 | \$ - |
| Operating Engineers - Building | \$ 67.37 | \$ 56.65 | 3 | 0 | \$ 67.37 | 1,117 | \$ 75,242 |
| Operating Engineers - H&H | \$ 77.79 | \$ 64.03 | 3 | 0 | \$ 77.79 | 0 | \$ - |
| Operating Engineers - Tech | \$ 69.36 | \$ 56.73 | 3 | 0 | \$ 69.36 | 127 | \$ 8,788 |
| Painters | \$ 48.35 | \$ 40.96 | 3 | 0 | \$ 48.35 | 1,354 | \$ 65,456 |
| Plumbers & Steamfitters | \$ 63.09 | \$ 39.10 | 3 | 0 | \$ 63.09 | 2,162 | \$ 136,420 |
| Roofers | \$ 51.37 | \$ 35.66 | 3 | 0 | \$ 51.37 | 698 | \$ 35,833 |
| Sheet Metal Workers | \$ 62.01 | \$ 43.31 | 3 | 0 | \$ 62.01 | 1,771 | \$ 109,820 |
| Sprinkler Fitters | \$ 64.26 | \$ 53.36 | 3 | 0 | \$ 64.26 | 538 | \$ 34,569 |
| Teamsters - Building | \$ 50.65 | \$ - | 3 | 0 | \$ 50.65 | 0 | \$ - |
| Teamsters - H&H | \$ 50.65 | \$ - | 3 | 0 | \$ 50.65 | 0 | \$ - |
| Total | | | | | | 35,394 | \$ 2,015,264 |

Assumptions:

- Crew sizes large enough to utilize apprentice ratios is estimated to be 20 percent of the total non-union hours
- Savings based on standardizing on ratios set by New York State Department of Labor (3:1 or better)

Non-Union Labor Cost Using Apprentice Ratios of 3:1 or Better

| Building | Journeyman Package | Apprentice Package | J | A | Average Package | Non-Union Hours | Total Cost |
|--------------------------------|--------------------|--------------------|---|---|-----------------|---|---------------------|
| Bricklayers - Building | \$ 55.95 | \$ 39.76 | 3 | 1 | \$ 51.90 | 4,206 | \$ 218,317 |
| Carpenters - Building | \$ 53.54 | \$ 36.26 | 3 | 1 | \$ 49.22 | 10,044 | \$ 494,351 |
| Carpenters - H&H | \$ 57.33 | \$ 37.99 | 3 | 1 | \$ 52.50 | 0 | \$ - |
| Electrical Workers | \$ 62.70 | \$ 48.36 | 3 | 2 | \$ 56.97 | 4,655 | \$ 265,173 |
| Glaziers | \$ 52.17 | \$ 43.81 | 3 | 1 | \$ 50.08 | 1,334 | \$ 66,780 |
| Heat & Frost Insulators | \$ 57.97 | \$ 47.49 | 3 | 1 | \$ 55.35 | 3,689 | \$ 204,169 |
| Iron Workers | \$ 60.26 | \$ 41.44 | 3 | 1 | \$ 55.56 | 1,751 | \$ 97,299 |
| Laborers - Abatement | \$ 49.85 | \$ 34.20 | 3 | 1 | \$ 45.94 | 0 | \$ - |
| Laborers - Building | \$ 48.85 | \$ 34.20 | 3 | 1 | \$ 45.19 | 1,950 | \$ 88,093 |
| Laborers - H&H | \$ 54.96 | \$ 38.47 | 3 | 1 | \$ 50.84 | 0 | \$ - |
| Operating Engineers - Building | \$ 67.37 | \$ 56.65 | 3 | 1 | \$ 64.69 | 1,117 | \$ 72,249 |
| Operating Engineers - H&H | \$ 77.79 | \$ 64.03 | 3 | 1 | \$ 74.35 | 0 | \$ - |
| Operating Engineers - Tech | \$ 69.36 | \$ 56.73 | 3 | 1 | \$ 66.20 | 127 | \$ 8,388 |
| Painters | \$ 48.35 | \$ 40.96 | 3 | 1 | \$ 46.50 | 1,354 | \$ 62,956 |
| Plumbers & Steamfitters | \$ 63.09 | \$ 39.10 | 3 | 1 | \$ 57.09 | 2,162 | \$ 123,449 |
| Roofers | \$ 51.37 | \$ 35.66 | 3 | 1 | \$ 47.44 | 698 | \$ 33,094 |
| Sheet Metal Workers | \$ 62.01 | \$ 43.31 | 3 | 1 | \$ 57.34 | 1,771 | \$ 101,542 |
| Sprinkler Fitters | \$ 64.26 | \$ 53.36 | 2 | 1 | \$ 60.63 | 538 | \$ 32,614 |
| Teamsters - Building | \$ 50.65 | \$ - | 1 | 0 | \$ 50.65 | 0 | \$ - |
| Teamsters - H&H | \$ 50.65 | \$ - | 1 | 0 | \$ 50.65 | 0 | \$ - |
| Total | | | | | | 35,394 | \$ 1,868,474 |
| | | | | | | Utilization Based on Site Activity | 20% |
| | | | | | | Savings for Non-Union Labor Using Apprentices - Building | \$ 29,358 |

Assumptions:

- Crew sizes large enough to utilize apprentice ratios is estimated to be 20 percent of the total non-union hours
- Savings based on standardizing on ratios set by New York State Department of Labor (3:1 or better)

Non-Union Labor Cost Using No Apprentices

| Renovation | Journeyman Package | Apprentice Package | J | A | Average Package | Non-Union Hours | Total Cost |
|--------------------------------|--------------------|--------------------|---|---|-----------------|-----------------|------------------|
| Bricklayers - Building | \$ 55.95 | \$ 39.76 | 3 | 0 | \$ 55.95 | 15 | \$ 842 |
| Carpenters - Building | \$ 53.54 | \$ 36.26 | 3 | 0 | \$ 53.54 | 408 | \$ 21,868 |
| Carpenters - H&H | \$ 57.33 | \$ 37.99 | 3 | 0 | \$ 57.33 | 0 | \$ - |
| Electrical Workers | \$ 62.70 | \$ 48.36 | 3 | 0 | \$ 62.70 | 310 | \$ 19,443 |
| Glaziers | \$ 52.17 | \$ 43.81 | 3 | 0 | \$ 52.17 | 8 | \$ 420 |
| Heat & Frost Insulators | \$ 57.97 | \$ 47.49 | 3 | 0 | \$ 57.97 | 26 | \$ 1,481 |
| Iron Workers | \$ 60.26 | \$ 41.44 | 3 | 0 | \$ 60.26 | 0 | \$ - |
| Laborers - Abatement | \$ 49.85 | \$ 34.20 | 3 | 0 | \$ 49.85 | 154 | \$ 7,677 |
| Laborers - Building | \$ 48.85 | \$ 34.20 | 3 | 0 | \$ 48.85 | 225 | \$ 10,977 |
| Laborers - H&H | \$ 54.96 | \$ 38.47 | 3 | 0 | \$ 54.96 | 0 | \$ - |
| Operating Engineers - Building | \$ 67.37 | \$ 56.65 | 3 | 0 | \$ 67.37 | 41 | \$ 2,735 |
| Operating Engineers - H&H | \$ 77.79 | \$ 64.03 | 3 | 0 | \$ 77.79 | 0 | \$ - |
| Operating Engineers - Tech | \$ 69.36 | \$ 56.73 | 3 | 0 | \$ 69.36 | 0 | \$ - |
| Painters | \$ 48.35 | \$ 40.96 | 3 | 0 | \$ 48.35 | 69 | \$ 3,317 |
| Plumbers & Steamfitters | \$ 63.09 | \$ 39.10 | 3 | 0 | \$ 63.09 | 142 | \$ 8,943 |
| Roofers | \$ 51.37 | \$ 35.66 | 3 | 0 | \$ 51.37 | 0 | \$ - |
| Sheet Metal Workers | \$ 62.01 | \$ 43.31 | 3 | 0 | \$ 62.01 | 112 | \$ 6,923 |
| Sprinkler Fitters | \$ 64.26 | \$ 53.36 | 3 | 0 | \$ 64.26 | 41 | \$ 2,631 |
| Teamsters - Building | \$ 50.65 | \$ - | 3 | 0 | \$ 50.65 | 33 | \$ 1,684 |
| Teamsters - H&H | \$ 50.65 | \$ - | 3 | 0 | \$ 50.65 | 0 | \$ - |
| Total | | | | | | 1,583 | \$ 88,942 |

Assumptions:

- Crew sizes large enough to utilize apprentice ratios is estimated to be 20 percent of the total non-union hours
- Savings based on standardizing on ratios set by New York State Department of Labor (3:1 or better)

Non-Union Labor Cost Using Apprentice Ratios of 3:1 or Better

| Renovation | Journeyman Package | Apprentice Package | J | A | Average Package | Non-Union Hours | Total Cost |
|--------------------------------|--------------------|--------------------|---|---|-----------------|-----------------|------------------|
| Bricklayers - Building | \$ 55.95 | \$ 39.76 | 3 | 1 | \$ 51.90 | 15 | \$ 781 |
| Carpenters - Building | \$ 53.54 | \$ 36.26 | 3 | 1 | \$ 49.22 | 408 | \$ 20,103 |
| Carpenters - H&H | \$ 57.33 | \$ 37.99 | 3 | 1 | \$ 52.50 | 0 | \$ - |
| Electrical Workers | \$ 62.70 | \$ 48.36 | 3 | 2 | \$ 56.97 | 310 | \$ 17,665 |
| Glaziers | \$ 52.17 | \$ 43.81 | 3 | 1 | \$ 50.08 | 8 | \$ 403 |
| Heat & Frost Insulators | \$ 57.97 | \$ 47.49 | 3 | 1 | \$ 55.35 | 26 | \$ 1,414 |
| Iron Workers | \$ 60.26 | \$ 41.44 | 3 | 1 | \$ 55.56 | 0 | \$ - |
| Laborers - Abatement | \$ 49.85 | \$ 34.20 | 3 | 1 | \$ 45.94 | 154 | \$ 7,074 |
| Laborers - Building | \$ 48.85 | \$ 34.20 | 3 | 1 | \$ 45.19 | 225 | \$ 10,154 |
| Laborers - H&H | \$ 54.96 | \$ 38.47 | 3 | 1 | \$ 50.84 | 0 | \$ - |
| Operating Engineers - Building | \$ 67.37 | \$ 56.65 | 3 | 1 | \$ 64.69 | 41 | \$ 2,626 |
| Operating Engineers - H&H | \$ 77.79 | \$ 64.03 | 3 | 1 | \$ 74.35 | 0 | \$ - |
| Operating Engineers - Tech | \$ 69.36 | \$ 56.73 | 3 | 1 | \$ 66.20 | 0 | \$ - |
| Painters | \$ 48.35 | \$ 40.96 | 3 | 1 | \$ 46.50 | 69 | \$ 3,190 |
| Plumbers & Steamfitters | \$ 63.09 | \$ 39.10 | 3 | 1 | \$ 57.09 | 142 | \$ 8,093 |
| Roofers | \$ 51.37 | \$ 35.66 | 3 | 1 | \$ 47.44 | 0 | \$ - |
| Sheet Metal Workers | \$ 62.01 | \$ 43.31 | 3 | 1 | \$ 57.34 | 112 | \$ 6,402 |
| Sprinkler Fitters | \$ 64.26 | \$ 53.36 | 2 | 1 | \$ 60.63 | 41 | \$ 2,483 |
| Teamsters - Building | \$ 50.65 | \$ - | 1 | 0 | \$ 50.65 | 33 | \$ 1,684 |
| Teamsters - H&H | \$ 50.65 | \$ - | 1 | 0 | \$ 50.65 | 0 | \$ - |
| Total | | | | | | 1,583 | \$ 82,072 |

Utilization Based on Site Activity

20%

Savings for Non-Union Labor Using Apprentices - Renovation

\$ 1,374

Assumptions:

- Crew sizes large enough to utilize apprentice ratios is estimated to be 20 percent of the total non-union hours
- Savings based on standardizing on ratios set by New York State Department of Labor (3:1 or better)

Non-Union Labor Cost Using No Apprentices

| Site | Journeyman Package | Apprentice Package | J | A | Average Package | Non-Union Hours | Total Cost |
|--------------------------------|--------------------|--------------------|---|---|-----------------|-----------------|-------------------|
| Bricklayers - Building | \$ 55.95 | \$ 39.76 | 3 | 0 | \$ 55.95 | 0 | \$ - |
| Carpenters - Building | \$ 53.54 | \$ 36.26 | 3 | 0 | \$ 53.54 | 0 | \$ - |
| Carpenters - H&H | \$ 57.33 | \$ 37.99 | 3 | 0 | \$ 57.33 | 25 | \$ 1,445 |
| Electrical Workers | \$ 62.70 | \$ 48.36 | 3 | 0 | \$ 62.70 | 265 | \$ 16,634 |
| Glaziers | \$ 52.17 | \$ 43.81 | 3 | 0 | \$ 52.17 | 0 | \$ - |
| Heat & Frost Insulators | \$ 57.97 | \$ 47.49 | 3 | 0 | \$ 57.97 | 0 | \$ - |
| Iron Workers | \$ 60.26 | \$ 41.44 | 3 | 0 | \$ 60.26 | 102 | \$ 6,116 |
| Laborers - Abatement | \$ 49.85 | \$ 34.20 | 3 | 0 | \$ 49.85 | 0 | \$ - |
| Laborers - Building | \$ 48.85 | \$ 34.20 | 3 | 0 | \$ 48.85 | 0 | \$ - |
| Laborers - H&H | \$ 54.96 | \$ 38.47 | 3 | 0 | \$ 54.96 | 1,866 | \$ 102,528 |
| Operating Engineers - Building | \$ 67.37 | \$ 56.65 | 3 | 0 | \$ 67.37 | 0 | \$ - |
| Operating Engineers - H&H | \$ 77.79 | \$ 64.03 | 3 | 0 | \$ 77.79 | 504 | \$ 39,179 |
| Operating Engineers - Tech | \$ 69.36 | \$ 56.73 | 3 | 0 | \$ 69.36 | 10 | \$ 704 |
| Painters | \$ 48.35 | \$ 40.96 | 3 | 0 | \$ 48.35 | 24 | \$ 1,151 |
| Plumbers & Steamfitters | \$ 63.09 | \$ 39.10 | 3 | 0 | \$ 63.09 | 0 | \$ - |
| Roofers | \$ 51.37 | \$ 35.66 | 3 | 0 | \$ 51.37 | 0 | \$ - |
| Sheet Metal Workers | \$ 62.01 | \$ 43.31 | 3 | 0 | \$ 62.01 | 0 | \$ - |
| Sprinkler Fitters | \$ 64.26 | \$ 53.36 | 3 | 0 | \$ 64.26 | 0 | \$ - |
| Teamsters - Building | \$ 50.65 | \$ - | 3 | 0 | \$ 50.65 | 0 | \$ - |
| Teamsters - H&H | \$ 50.65 | \$ - | 3 | 0 | \$ 50.65 | 84 | \$ 4,237 |
| Total | | | | | | 2,879 | \$ 171,994 |

Assumptions:

- Crew sizes large enough to utilize apprentice ratios is estimated to be 20 percent of the total non-union hours
- Savings based on standardizing on ratios set by New York State Department of Labor (3:1 or better)

Non-Union Labor Cost Using Apprentice Ratios of 3:1 or Better

| Site | Journeyman Package | Apprentice Package | J | A | Average Package | Non-Union Hours | Total Cost |
|--------------------------------|--------------------|--------------------|---|---|-----------------|---|-------------------|
| Bricklayers - Building | \$ 55.95 | \$ 39.76 | 3 | 1 | \$ 51.90 | 0 | \$ - |
| Carpenters - Building | \$ 53.54 | \$ 36.26 | 3 | 1 | \$ 49.22 | 0 | \$ - |
| Carpenters - H&H | \$ 57.33 | \$ 37.99 | 3 | 1 | \$ 52.50 | 25 | \$ 1,323 |
| Electrical Workers | \$ 62.70 | \$ 48.36 | 3 | 2 | \$ 56.97 | 265 | \$ 15,113 |
| Glaziers | \$ 52.17 | \$ 43.81 | 3 | 1 | \$ 50.08 | 0 | \$ - |
| Heat & Frost Insulators | \$ 57.97 | \$ 47.49 | 3 | 1 | \$ 55.35 | 0 | \$ - |
| Iron Workers | \$ 60.26 | \$ 41.44 | 3 | 1 | \$ 55.56 | 102 | \$ 5,639 |
| Laborers - Abatement | \$ 49.85 | \$ 34.20 | 3 | 1 | \$ 45.94 | 0 | \$ - |
| Laborers - Building | \$ 48.85 | \$ 34.20 | 3 | 1 | \$ 45.19 | 0 | \$ - |
| Laborers - H&H | \$ 54.96 | \$ 38.47 | 3 | 1 | \$ 50.84 | 1,866 | \$ 94,837 |
| Operating Engineers - Building | \$ 67.37 | \$ 56.65 | 3 | 1 | \$ 64.69 | 0 | \$ - |
| Operating Engineers - H&H | \$ 77.79 | \$ 64.03 | 3 | 1 | \$ 74.35 | 504 | \$ 37,447 |
| Operating Engineers - Tech | \$ 69.36 | \$ 56.73 | 3 | 1 | \$ 66.20 | 10 | \$ 672 |
| Painters | \$ 48.35 | \$ 40.96 | 3 | 1 | \$ 46.50 | 24 | \$ 1,107 |
| Plumbers & Steamfitters | \$ 63.09 | \$ 39.10 | 3 | 1 | \$ 57.09 | 0 | \$ - |
| Roofers | \$ 51.37 | \$ 35.66 | 3 | 1 | \$ 47.44 | 0 | \$ - |
| Sheet Metal Workers | \$ 62.01 | \$ 43.31 | 3 | 1 | \$ 57.34 | 0 | \$ - |
| Sprinkler Fitters | \$ 64.26 | \$ 53.36 | 2 | 1 | \$ 60.63 | 0 | \$ - |
| Teamsters - Building | \$ 50.65 | \$ - | 1 | 0 | \$ 50.65 | 0 | \$ - |
| Teamsters - H&H | \$ 50.65 | \$ - | 1 | 0 | \$ 50.65 | 84 | \$ 4,237 |
| Total | | | | | | 2,879 | \$ 160,374 |
| | | | | | | Utilization Based on Site Activity | 20% |
| | | | | | | Savings for Non-Union Labor Using Apprentices - Site | \$ 2,324 |
| | | | | | | Total Savings for Non-Union Labor Using Apprentices | \$ 33,056 |

Assumptions:

- Assume one (1) event for site work only
- Based on the number of workers on site per week
- Only eight (8) hours of 24 guaranteed unworked

| | |
|-------------------|---|
| Revised Pay Hours | 1 |
| Number of Events | 0 |

| Building | Rates & Benefits | Rates Only | Workers per Week | Guaranteed Pay (Hrs) | Total Savings |
|--------------------------------|------------------|------------------|------------------|----------------------|---------------|
| Bricklayers - Building | \$ 55.95 | \$ 30.56 | 7 | 2 | \$ - |
| Carpenters - Building | \$ 53.54 | \$ 30.65 | 15 | 2 | \$ - |
| Carpenters - H&H | \$ 57.33 | \$ 33.13 | 0 | 2 | \$ - |
| Electrical Workers | \$ 62.70 | \$ 36.00 | 7 | 2 | \$ - |
| Glaziers | \$ 52.17 | \$ 27.88 | 8 | 2 | \$ - |
| Heat & Frost Insulators | \$ 57.97 | \$ 33.26 | 6 | 0 | \$ - |
| Iron Workers | \$ 60.26 | \$ 29.50 | 6 | 2 | \$ - |
| Laborers - Abatement | \$ 49.85 | \$ 28.37 | 0 | 2 | \$ - |
| Laborers - Building | \$ 48.85 | \$ 27.37 | 6 | 2 | \$ - |
| Laborers - H&H | \$ 54.96 | \$ 30.71 | 0 | 2 | \$ - |
| Operating Engineers - Building | \$ 67.37 | \$ 35.73 | 3 | 2 | \$ - |
| Operating Engineers - H&H | \$ 77.79 | \$ 45.86 | 0 | 2 | \$ - |
| Operating Engineers - Tech | \$ 69.36 | \$ 42.11 | 3 | 2 | \$ - |
| Painters | \$ 48.35 | \$ 24.62 | 5 | 2 | \$ - |
| Plumbers & Steamfitters | \$ 63.09 | \$ 35.38 | 7 | 2 | \$ - |
| Roofers | \$ 51.37 | \$ 29.80 | 5 | 2 | \$ - |
| Sheet Metal Workers | \$ 62.01 | \$ 33.89 | 6 | 2 | \$ - |
| Sprinkler Fitters | \$ 64.26 | \$ 36.33 | 4 | 4 | \$ - |
| Teamsters - Building | \$ 50.65 | \$ 25.38 | 0 | 2 | \$ - |
| Teamsters - H&H | \$ 50.65 | \$ 25.38 | 0 | 2 | \$ - |
| Total | | \$ 641.91 | | | \$ - |

Savings through the Reduction of Guaranteed Pay -Building \$ -

Assumptions:

- Assume one (1) event for site work only
- Based on the number of workers on site per week
- Only eight (8) hours of 24 guaranteed unworked

| | |
|-------------------|---|
| Revised Pay Hours | 1 |
| Number of Events | 0 |

| Renovation | Rates & Benefits | Rates Only | Workers per Week | Guaranteed Pay (Hrs) | Total Savings |
|--------------------------------|------------------|------------------|------------------|----------------------|---------------|
| Bricklayers - Building | \$ 55.95 | \$ 30.56 | 1 | 2 | \$ - |
| Carpenters - Building | \$ 53.54 | \$ 30.65 | 3 | 2 | \$ - |
| Carpenters - H&H | \$ 57.33 | \$ 33.13 | 0 | 2 | \$ - |
| Electrical Workers | \$ 62.70 | \$ 36.00 | 2 | 2 | \$ - |
| Glaziers | \$ 52.17 | \$ 27.88 | 1 | 2 | \$ - |
| Heat & Frost Insulators | \$ 57.97 | \$ 33.26 | 1 | 0 | \$ - |
| Iron Workers | \$ 60.26 | \$ 29.50 | 0 | 2 | \$ - |
| Laborers - Abatement | \$ 49.85 | \$ 28.37 | 3 | 2 | \$ - |
| Laborers - Building | \$ 48.85 | \$ 27.37 | 3 | 2 | \$ - |
| Laborers - H&H | \$ 54.96 | \$ 30.71 | 0 | 2 | \$ - |
| Operating Engineers - Building | \$ 67.37 | \$ 35.73 | 1 | 2 | \$ - |
| Operating Engineers - H&H | \$ 77.79 | \$ 45.86 | 0 | 2 | \$ - |
| Operating Engineers - Tech | \$ 69.36 | \$ 42.11 | 0 | 2 | \$ - |
| Painters | \$ 48.35 | \$ 24.62 | 2 | 2 | \$ - |
| Plumbers & Steamfitters | \$ 63.09 | \$ 35.38 | 3 | 2 | \$ - |
| Roofers | \$ 51.37 | \$ 29.80 | 0 | 2 | \$ - |
| Sheet Metal Workers | \$ 62.01 | \$ 33.89 | 2 | 2 | \$ - |
| Sprinkler Fitters | \$ 64.26 | \$ 36.33 | 1 | 4 | \$ - |
| Teamsters - Building | \$ 50.65 | \$ 25.38 | 1 | 2 | \$ - |
| Teamsters - H&H | \$ 50.65 | \$ 25.38 | 0 | 2 | \$ - |
| Total | | \$ 641.91 | | | \$ - |

Savings through the Reduction of Guaranteed Pay - Renovation \$ -

Assumptions:

- Assume one (1) event for site work only
- Based on the number of workers on site per week
- Only eight (8) hours of 24 guaranteed unworked

| | |
|-------------------|---|
| Revised Pay Hours | 1 |
| Number of Events | 1 |

| Site | Rates & Benefits | Rates Only | Workers per Week | Guaranteed Pay (Hrs) | Total Savings |
|--------------------------------|------------------|------------------|------------------|----------------------|-----------------|
| Bricklayers - Building | \$ 55.95 | \$ 30.56 | 0 | 2 | \$ - |
| Carpenters - Building | \$ 53.54 | \$ 30.65 | 0 | 2 | \$ - |
| Carpenters - H&H | \$ 57.33 | \$ 33.13 | 1 | 2 | \$ 82 |
| Electrical Workers | \$ 62.70 | \$ 36.00 | 3 | 2 | \$ 268 |
| Glaziers | \$ 52.17 | \$ 27.88 | 0 | 2 | \$ - |
| Heat & Frost Insulators | \$ 57.97 | \$ 33.26 | 0 | 0 | \$ - |
| Iron Workers | \$ 60.26 | \$ 29.50 | 2 | 2 | \$ 182 |
| Laborers - Abatement | \$ 49.85 | \$ 28.37 | 0 | 2 | \$ - |
| Laborers - Building | \$ 48.85 | \$ 27.37 | 0 | 2 | \$ - |
| Laborers - H&H | \$ 54.96 | \$ 30.71 | 6 | 2 | \$ 475 |
| Operating Engineers - Building | \$ 67.37 | \$ 35.73 | 0 | 2 | \$ - |
| Operating Engineers - H&H | \$ 77.79 | \$ 45.86 | 2 | 2 | \$ 219 |
| Operating Engineers - Tech | \$ 69.36 | \$ 42.11 | 1 | 2 | \$ 97 |
| Painters | \$ 48.35 | \$ 24.62 | 1 | 2 | \$ 72 |
| Plumbers & Steamfitters | \$ 63.09 | \$ 35.38 | 0 | 2 | \$ - |
| Roofers | \$ 51.37 | \$ 29.80 | 0 | 2 | \$ - |
| Sheet Metal Workers | \$ 62.01 | \$ 33.89 | 0 | 2 | \$ - |
| Sprinkler Fitters | \$ 64.26 | \$ 36.33 | 0 | 4 | \$ - |
| Teamsters - Building | \$ 50.65 | \$ 25.38 | 0 | 2 | \$ - |
| Teamsters - H&H | \$ 50.65 | \$ 25.38 | 2 | 2 | \$ 152 |
| Total | | \$ 641.91 | | | \$ 1,547 |

Savings through the Reduction of Guaranteed Pay - Site **\$ 1,547**

Total Savings through the Reduction of Guaranteed Pay **\$ 1,547**

Assumptions:

- Based on the number of workers on site for each observed holiday
- Assume project site planned shutdown on Christmas/New Years week (no pay obligation)

Number of Holidays 4

| Building | Rates & Benefits | Workers per Week | Holiday Pay (Hrs) | Total Savings |
|--------------------------------|------------------|------------------|--|--|
| Bricklayers - Building | \$ 55.95 | 7 | 0 | \$ - |
| Carpenters - Building | \$ 53.54 | 15 | 0 | \$ - |
| Carpenters - H&H | \$ 57.33 | 0 | 8 | \$ - |
| Electrical Workers | \$ 62.70 | 7 | 0 | \$ - |
| Glaziers | \$ 52.17 | 8 | 0 | \$ - |
| Heat & Frost Insulators | \$ 57.97 | 6 | 0 | \$ - |
| Iron Workers | \$ 60.26 | 6 | 0 | \$ - |
| Laborers - Abatement | \$ 49.85 | 0 | 0 | \$ - |
| Laborers - Building | \$ 48.85 | 6 | 0 | \$ - |
| Laborers - H&H | \$ 54.96 | 0 | 8 | \$ - |
| Operating Engineers - Building | \$ 67.37 | 3 | 8 | \$ 6,468 |
| Operating Engineers - H&H | \$ 77.79 | 0 | 8 | \$ - |
| Operating Engineers - Tech | \$ 69.36 | 3 | 0 | \$ - |
| Painters | \$ 48.35 | 5 | 0 | \$ - |
| Plumbers & Steamfitters | \$ 63.09 | 7 | 0 | \$ - |
| Roofers | \$ 51.37 | 5 | 0 | \$ - |
| Sheet Metal Workers | \$ 62.01 | 6 | 0 | \$ - |
| Sprinkler Fitters | \$ 64.26 | 4 | 0 | \$ - |
| Teamsters - Building | \$ 50.65 | 0 | 0 | \$ - |
| Teamsters - H&H | \$ 50.65 | 0 | 0 | \$ - |
| Total | | | | \$ 6,468 |
| | | | Union Participation | 65% |
| | | | Savings through the Elimination of Holiday Pay - Building | \$ 4,204 |

Assumptions:

- Based on the number of workers on site for each observed holiday
- Assume project site planned shutdown on Christmas/New Years week (no pay obligation)

Number of Holidays

| Renovation | Rates & Benefits | Workers per Week | Holiday Pay (Hrs) | Total Savings |
|--------------------------------|---------------------|---------------------|--|------------------|
| Bricklayers - Building | \$ 55.95 | 1 | 0 | \$ - |
| Carpenters - Building | \$ 53.54 | 3 | 0 | \$ - |
| Carpenters - H&H | \$ 57.33 | 0 | 8 | \$ - |
| Electrical Workers | \$ 62.70 | 2 | 0 | \$ - |
| Glaziers | \$ 52.17 | 1 | 0 | \$ - |
| Heat & Frost Insulators | \$ 57.97 | 1 | 0 | \$ - |
| Iron Workers | \$ 60.26 | 0 | 0 | \$ - |
| Laborers - Abatement | \$ 49.85 | 3 | 0 | \$ - |
| Laborers - Building | \$ 48.85 | 3 | 0 | \$ - |
| Laborers - H&H | \$ 54.96 | 0 | 8 | \$ - |
| Operating Engineers - Building | \$ 67.37 | 1 | 8 | \$ 2,156 |
| Operating Engineers - H&H | \$ 77.79 | 0 | 8 | \$ - |
| Operating Engineers - Tech | \$ 69.36 | 0 | 0 | \$ - |
| Painters | \$ 48.35 | 2 | 0 | \$ - |
| Plumbers & Steamfitters | \$ 63.09 | 3 | 0 | \$ - |
| Roofers | \$ 51.37 | 0 | 0 | \$ - |
| Sheet Metal Workers | \$ 62.01 | 2 | 0 | \$ - |
| Sprinkler Fitters | \$ 64.26 | 1 | 0 | \$ - |
| Teamsters - Building | \$ 50.65 | 1 | 0 | \$ - |
| Teamsters - H&H | \$ 50.65 | 0 | 0 | \$ - |
| Total | | | | \$ 2,156 |
| | | | Union Participation 65% | |
| | | | Savings through the Elimination of Holiday Pay - Renovation | \$ 1,401 |

Assumptions:

- Based on the number of workers on site for each observed holiday
- Assume project site planned shutdown on Christmas/New Years week (no pay obligation)

Number of Holidays

| Site | Rates & Benefits | Workers per Week | Holiday Pay (Hrs) | Total Savings |
|--------------------------------|------------------|------------------|--|------------------|
| Bricklayers - Building | \$ 55.95 | 0 | 0 | \$ - |
| Carpenters - Building | \$ 53.54 | 0 | 0 | \$ - |
| Carpenters - H&H | \$ 57.33 | 1 | 8 | \$ 1,835 |
| Electrical Workers | \$ 62.70 | 3 | 0 | \$ - |
| Glaziers | \$ 52.17 | 0 | 0 | \$ - |
| Heat & Frost Insulators | \$ 57.97 | 0 | 0 | \$ - |
| Iron Workers | \$ 60.26 | 2 | 0 | \$ - |
| Laborers - Abatement | \$ 49.85 | 0 | 0 | \$ - |
| Laborers - Building | \$ 48.85 | 0 | 0 | \$ - |
| Laborers - H&H | \$ 54.96 | 6 | 8 | \$ 10,552 |
| Operating Engineers - Building | \$ 67.37 | 0 | 8 | \$ - |
| Operating Engineers - H&H | \$ 77.79 | 2 | 8 | \$ 4,979 |
| Operating Engineers - Tech | \$ 69.36 | 1 | 0 | \$ - |
| Painters | \$ 48.35 | 1 | 0 | \$ - |
| Plumbers & Steamfitters | \$ 63.09 | 0 | 0 | \$ - |
| Roofers | \$ 51.37 | 0 | 0 | \$ - |
| Sheet Metal Workers | \$ 62.01 | 0 | 0 | \$ - |
| Sprinkler Fitters | \$ 64.26 | 0 | 0 | \$ - |
| Teamsters - Building | \$ 50.65 | 0 | 0 | \$ - |
| Teamsters - H&H | \$ 50.65 | 2 | 0 | \$ - |
| Total | | | | \$ 17,365 |
| | | | Union Participation | 65% |
| | | | Savings through the Elimination of Holiday Pay - Site | \$ 11,288 |
| | | | Total Savings through the Elimination of Holiday Pay | \$ 16,893 |

Assumptions:

- Offsite fabrication would result in a 20% cost reduction
- Offsite fabrication only applies to the following crafts:
 - Carpenters (5% of total hours)
 - Electrical Workers (2% of total hours)
 - Iron Workers (2% of total hours)
 - Plumbers & Steamfitters (2% of total hours)
 - Sheet Metal Workers (5% of total hours)

| Building | Rates & Benefits | Project Hours | Offsite Work | Cost Reduction | Total Savings |
|--------------------------------|------------------|----------------|--------------|----------------|------------------|
| Bricklayers - Building | \$ 55.95 | 12,018 | 0% | 20% | \$ - |
| Carpenters - Building | \$ 53.54 | 28,697 | 5% | 20% | \$ 15,364 |
| Carpenters - H&H | \$ 57.33 | 0 | 5% | 20% | \$ - |
| Electrical Workers | \$ 62.70 | 13,300 | 2% | 20% | \$ 3,336 |
| Glaziers | \$ 52.17 | 3,810 | 0% | 20% | \$ - |
| Heat & Frost Insulators | \$ 57.97 | 10,539 | 0% | 20% | \$ - |
| Iron Workers | \$ 60.26 | 5,004 | 2% | 20% | \$ 1,206 |
| Laborers - Abatement | \$ 49.85 | 0 | 0% | 20% | \$ - |
| Laborers - Building | \$ 48.85 | 5,570 | 0% | 20% | \$ - |
| Laborers - H&H | \$ 54.96 | 0 | 0% | 20% | \$ - |
| Operating Engineers - Building | \$ 67.37 | 3,191 | 0% | 20% | \$ - |
| Operating Engineers - H&H | \$ 77.79 | 0 | 0% | 20% | \$ - |
| Operating Engineers - Tech | \$ 69.36 | 362 | 0% | 20% | \$ - |
| Painters | \$ 48.35 | 3,868 | 0% | 20% | \$ - |
| Plumbers & Steamfitters | \$ 63.09 | 6,178 | 2% | 20% | \$ 1,559 |
| Roofers | \$ 51.37 | 1,993 | 0% | 20% | \$ - |
| Sheet Metal Workers | \$ 62.01 | 5,060 | 5% | 20% | \$ 3,138 |
| Sprinkler Fitters | \$ 64.26 | 1,537 | 0% | 20% | \$ - |
| Teamsters - Building | \$ 50.65 | 0 | 0% | 20% | \$ - |
| Teamsters - H&H | \$ 50.65 | 0 | 0% | 20% | \$ - |
| Total | | 101,127 | | | \$ 24,603 |

Union Participation 65%

Savings through the Use of Offsite Fabrication - Building **\$ 15,992**

Assumptions:

- Offsite fabrication would result in a 20% cost reduction
- Offsite fabrication only applies to the following crafts:
 - Carpenters (5% of total hours)
 - Electrical Workers (2% of total hours)
 - Iron Workers (2% of total hours)
 - Plumbers & Steamfitters (2% of total hours)
 - Sheet Metal Workers (5% of total hours)

| Renovation | Rates & Benefits | Project Hours | Offsite Work | Cost Reduction | Total Savings |
|--|------------------|---------------|--------------|----------------|-----------------|
| Bricklayers - Building | \$ 55.95 | 43 | 0% | 20% | \$ - |
| Carpenters - Building | \$ 53.54 | 1,167 | 5% | 20% | \$ 625 |
| Carpenters - H&H | \$ 57.33 | 0 | 5% | 20% | \$ - |
| Electrical Workers | \$ 62.70 | 886 | 2% | 20% | \$ 222 |
| Glaziers | \$ 52.17 | 23 | 0% | 20% | \$ - |
| Heat & Frost Insulators | \$ 57.97 | 73 | 0% | 20% | \$ - |
| Iron Workers | \$ 60.26 | 0 | 2% | 20% | \$ - |
| Laborers - Abatement | \$ 49.85 | 440 | 0% | 20% | \$ - |
| Laborers - Building | \$ 48.85 | 642 | 0% | 20% | \$ - |
| Laborers - H&H | \$ 54.96 | 0 | 0% | 20% | \$ - |
| Operating Engineers - Building | \$ 67.37 | 116 | 0% | 20% | \$ - |
| Operating Engineers - H&H | \$ 77.79 | 0 | 0% | 20% | \$ - |
| Operating Engineers - Tech | \$ 69.36 | 0 | 0% | 20% | \$ - |
| Painters | \$ 48.35 | 196 | 0% | 20% | \$ - |
| Plumbers & Steamfitters | \$ 63.09 | 405 | 2% | 20% | \$ 102 |
| Roofers | \$ 51.37 | 0 | 0% | 20% | \$ - |
| Sheet Metal Workers | \$ 62.01 | 319 | 5% | 20% | \$ 198 |
| Sprinkler Fitters | \$ 64.26 | 117 | 0% | 20% | \$ - |
| Teamsters - Building | \$ 50.65 | 95 | 0% | 20% | \$ - |
| Teamsters - H&H | \$ 50.65 | 0 | 0% | 20% | \$ - |
| Total | | 4,522 | | | \$ 1,147 |
| Union Participation | | | | | 65% |
| Savings through the Use of Offsite Fabrication - Renovation | | | | | \$ 746 |

Assumptions:

- Offsite fabrication would result in a 20% cost reduction
- Offsite fabrication only applies to the following crafts:
 - Carpenters (5% of total hours)
 - Electrical Workers (2% of total hours)
 - Iron Workers (2% of total hours)
 - Plumbers & Steamfitters (2% of total hours)
 - Sheet Metal Workers (5% of total hours)

| Site | Rates & Benefits | Project Hours | Offsite Work | Cost Reduction | Total Savings |
|--------------------------------|------------------|---------------|--------------|----------------|---------------|
| Bricklayers - Building | \$ 55.95 | 0 | 0% | 20% | \$ - |
| Carpenters - Building | \$ 53.54 | 0 | 5% | 20% | \$ - |
| Carpenters - H&H | \$ 57.33 | 72 | 0% | 20% | \$ - |
| Electrical Workers | \$ 62.70 | 758 | 2% | 20% | \$ 190 |
| Glaziers | \$ 52.17 | 0 | 0% | 20% | \$ - |
| Heat & Frost Insulators | \$ 57.97 | 0 | 0% | 20% | \$ - |
| Iron Workers | \$ 60.26 | 290 | 2% | 20% | \$ 70 |
| Laborers - Abatement | \$ 49.85 | 0 | 0% | 20% | \$ - |
| Laborers - Building | \$ 48.85 | 0 | 0% | 20% | \$ - |
| Laborers - H&H | \$ 54.96 | 5,330 | 0% | 20% | \$ - |
| Operating Engineers - Building | \$ 67.37 | 0 | 0% | 20% | \$ - |
| Operating Engineers - H&H | \$ 77.79 | 1,439 | 0% | 20% | \$ - |
| Operating Engineers - Tech | \$ 69.36 | 29 | 0% | 20% | \$ - |
| Painters | \$ 48.35 | 68 | 0% | 20% | \$ - |
| Plumbers & Steamfitters | \$ 63.09 | 0 | 2% | 20% | \$ - |
| Roofers | \$ 51.37 | 0 | 0% | 20% | \$ - |
| Sheet Metal Workers | \$ 62.01 | 0 | 5% | 20% | \$ - |
| Sprinkler Fitters | \$ 64.26 | 0 | 0% | 20% | \$ - |
| Teamsters - Building | \$ 50.65 | 0 | 0% | 20% | \$ - |
| Teamsters - H&H | \$ 50.65 | 239 | 0% | 20% | \$ - |
| Total | | 8,225 | | | \$ 260 |

| | | |
|--|---------------------|------------------|
| | Union Participation | 65% |
| Savings through the Use of Offsite Fabrication - Site | | \$ 169 |
| Total Savings through the Use of Offsite Fabrication | | \$ 16,907 |

Assumptions:

- Savings assumed by reducing one (1) work break by approximately five (5) minutes per day per employee

| Building | Union Rates | Project Hours | Workers per Week | Estimated Days | Total Savings |
|--------------------------------|-------------|----------------|------------------|--|------------------|
| Bricklayers - Building | \$ 30.56 | 12,018 | 7 | 215 | \$ 3,826 |
| Carpenters - Building | \$ 30.65 | 28,697 | 15 | 239 | \$ 9,162 |
| Carpenters - H&H | \$ 33.13 | 0 | 0 | 0 | \$ - |
| Electrical Workers | \$ 36.00 | 13,300 | 7 | 238 | \$ 4,988 |
| Glaziers | \$ 27.88 | 3,810 | 8 | 60 | \$ 1,106 |
| Heat & Frost Insulators | \$ 33.26 | 10,539 | 6 | 220 | \$ 3,651 |
| Iron Workers | \$ 29.50 | 5,004 | 6 | 104 | \$ 1,538 |
| Laborers - Abatement | \$ 28.37 | 0 | 0 | 0 | \$ - |
| Laborers - Building | \$ 27.37 | 5,570 | 6 | 116 | \$ 1,588 |
| Laborers - H&H | \$ 30.71 | 0 | 0 | 0 | \$ - |
| Operating Engineers - Building | \$ 35.73 | 3,191 | 3 | 133 | \$ 1,188 |
| Operating Engineers - H&H | \$ 45.86 | 0 | 0 | 0 | \$ - |
| Operating Engineers - Tech | \$ 42.11 | 362 | 3 | 15 | \$ 159 |
| Painters | \$ 24.62 | 3,868 | 5 | 97 | \$ 992 |
| Plumbers & Steamfitters | \$ 35.38 | 6,178 | 7 | 110 | \$ 2,277 |
| Roofers | \$ 29.80 | 1,993 | 5 | 50 | \$ 619 |
| Sheet Metal Workers | \$ 33.89 | 5,060 | 6 | 105 | \$ 1,786 |
| Sprinkler Fitters | \$ 36.33 | 1,537 | 4 | 48 | \$ 582 |
| Teamsters - Building | \$ 25.38 | 0 | 0 | 0 | \$ - |
| Teamsters - H&H | \$ 25.38 | 0 | 0 | 0 | \$ - |
| Total | | 101,127 | | | \$ 33,461 |
| | | | | Union Participation 65% | |
| | | | | Savings through the Reduction of Work Breaks - Building | \$ 21,749 |

Assumptions:

- Savings assumed by reducing one (1) work break by approximately five (5) minutes per day per employee

| Renovation | Union Rates | Project Hours | Workers per Week | Estimated Days | Total Savings |
|--------------------------------|-------------|---------------|------------------|----------------|---------------|
| Bricklayers - Building | \$ 30.56 | 43 | 1 | 5 | \$ 14 |
| Carpenters - Building | \$ 30.65 | 1,167 | 3 | 49 | \$ 373 |
| Carpenters - H&H | \$ 33.13 | 0 | 0 | 0 | \$ - |
| Electrical Workers | \$ 36.00 | 886 | 2 | 55 | \$ 332 |
| Glaziers | \$ 27.88 | 23 | 1 | 3 | \$ 7 |
| Heat & Frost Insulators | \$ 33.26 | 73 | 1 | 9 | \$ 25 |
| Iron Workers | \$ 29.50 | 0 | 0 | 0 | \$ - |
| Laborers - Abatement | \$ 28.37 | 440 | 3 | 18 | \$ 130 |
| Laborers - Building | \$ 27.37 | 642 | 3 | 27 | \$ 183 |
| Laborers - H&H | \$ 30.71 | 0 | 0 | 0 | \$ - |
| Operating Engineers - Building | \$ 35.73 | 116 | 1 | 15 | \$ 43 |
| Operating Engineers - H&H | \$ 45.86 | 0 | 0 | 0 | \$ - |
| Operating Engineers - Tech | \$ 42.11 | 0 | 0 | 0 | \$ - |
| Painters | \$ 24.62 | 196 | 2 | 12 | \$ 50 |
| Plumbers & Steamfitters | \$ 35.38 | 405 | 3 | 17 | \$ 149 |
| Roofers | \$ 29.80 | 0 | 0 | 0 | \$ - |
| Sheet Metal Workers | \$ 33.89 | 319 | 2 | 20 | \$ 113 |
| Sprinkler Fitters | \$ 36.33 | 117 | 1 | 15 | \$ 44 |
| Teamsters - Building | \$ 25.38 | 95 | 1 | 12 | \$ 25 |
| Teamsters - H&H | \$ 25.38 | 0 | 0 | 0 | \$ - |

Total **4,522** **\$ 1,488**

Union Participation 65%

Savings through the Reduction of Work Breaks - Renovation **\$ 967**

Assumptions:

- Savings assumed by reducing one (1) work break by approximately five (5) minutes per day per employee

| Site | Union Rates | Project Hours | Workers per Week | Estimated Days | Total Savings |
|--------------------------------|-------------|---------------|------------------|----------------|-----------------|
| Bricklayers - Building | \$ 30.56 | 0 | 0 | 0 | \$ - |
| Carpenters - Building | \$ 30.65 | 0 | 0 | 0 | \$ - |
| Carpenters - H&H | \$ 33.13 | 72 | 1 | 9 | \$ 25 |
| Electrical Workers | \$ 36.00 | 758 | 3 | 32 | \$ 284 |
| Glaziers | \$ 27.88 | 0 | 0 | 0 | \$ - |
| Heat & Frost Insulators | \$ 33.26 | 0 | 0 | 0 | \$ - |
| Iron Workers | \$ 29.50 | 290 | 2 | 18 | \$ 89 |
| Laborers - Abatement | \$ 28.37 | 0 | 0 | 0 | \$ - |
| Laborers - Building | \$ 27.37 | 0 | 0 | 0 | \$ - |
| Laborers - H&H | \$ 30.71 | 5,330 | 6 | 111 | \$ 1,705 |
| Operating Engineers - Building | \$ 35.73 | 0 | 0 | 0 | \$ - |
| Operating Engineers - H&H | \$ 45.86 | 1,439 | 2 | 90 | \$ 687 |
| Operating Engineers - Tech | \$ 42.11 | 29 | 1 | 4 | \$ 13 |
| Painters | \$ 24.62 | 68 | 1 | 9 | \$ 17 |
| Plumbers & Steamfitters | \$ 35.38 | 0 | 0 | 0 | \$ - |
| Roofers | \$ 29.80 | 0 | 0 | 0 | \$ - |
| Sheet Metal Workers | \$ 33.89 | 0 | 0 | 0 | \$ - |
| Sprinkler Fitters | \$ 36.33 | 0 | 0 | 0 | \$ - |
| Teamsters - Building | \$ 25.38 | 0 | 0 | 0 | \$ - |
| Teamsters - H&H | \$ 25.38 | 239 | 2 | 15 | \$ 63 |
| Total | | 8,225 | | | \$ 2,884 |

| | | |
|--|---------------------|------------------|
| | Union Participation | 65% |
| Savings through the Reduction of Work Breaks - Site | | \$ 1,875 |
| Total Savings through the Reduction of Work Breaks | | \$ 24,591 |

Assumptions:

- Assume all craft hours with Heavy & Highway classification be reclassified as Building
- All reclassified work subject to Building rates only

| Building | Project Hours | Union Rates | Conession Rates | Labor Cost (w/o Con.) | Labor Cost (w/ Con.) | Total Savings |
|--------------------------------|----------------|-------------|-----------------|-----------------------|----------------------|---------------|
| Bricklayers - Building | 12,018 | \$ 30.56 | \$ 30.56 | \$ 367,270 | \$ 367,270 | \$ - |
| Carpenters - Building | 28,697 | \$ 30.65 | \$ 30.65 | \$ 879,563 | \$ 879,563 | \$ - |
| Carpenters - H&H | 0 | \$ 33.13 | \$ 30.65 | \$ - | \$ - | \$ - |
| Electrical Workers | 13,300 | \$ 36.00 | \$ 36.00 | \$ 478,800 | \$ 478,800 | \$ - |
| Glaziers | 3,810 | \$ 27.88 | \$ 27.88 | \$ 106,223 | \$ 106,223 | \$ - |
| Heat & Frost Insulators | 10,539 | \$ 33.26 | \$ 33.26 | \$ 350,527 | \$ 350,527 | \$ - |
| Iron Workers | 5,004 | \$ 29.50 | \$ 29.50 | \$ 147,618 | \$ 147,618 | \$ - |
| Laborers - Abatement | 0 | \$ 28.37 | \$ 28.37 | \$ - | \$ - | \$ - |
| Laborers - Building | 5,570 | \$ 27.37 | \$ 27.37 | \$ 152,451 | \$ 152,451 | \$ - |
| Laborers - H&H | 0 | \$ 30.71 | \$ 27.37 | \$ - | \$ - | \$ - |
| Operating Engineers - Building | 3,191 | \$ 35.73 | \$ 35.73 | \$ 114,014 | \$ 114,014 | \$ - |
| Operating Engineers - H&H | 0 | \$ 45.86 | \$ 35.73 | \$ - | \$ - | \$ - |
| Operating Engineers - Tech | 362 | \$ 42.11 | \$ 42.11 | \$ 15,244 | \$ 15,244 | \$ - |
| Painters | 3,868 | \$ 24.62 | \$ 24.62 | \$ 95,230 | \$ 95,230 | \$ - |
| Plumbers & Steamfitters | 6,178 | \$ 35.38 | \$ 35.38 | \$ 218,578 | \$ 218,578 | \$ - |
| Roofers | 1,993 | \$ 29.80 | \$ 29.80 | \$ 59,391 | \$ 59,391 | \$ - |
| Sheet Metal Workers | 5,060 | \$ 33.89 | \$ 33.89 | \$ 171,483 | \$ 171,483 | \$ - |
| Sprinkler Fitters | 1,537 | \$ 36.33 | \$ 36.33 | \$ 55,839 | \$ 55,839 | \$ - |
| Teamsters - Building | 0 | \$ 25.38 | \$ 25.38 | \$ - | \$ - | \$ - |
| Teamsters - H&H | 0 | \$ 25.38 | \$ 25.38 | \$ - | \$ - | \$ - |
| Total | 101,127 | | | \$ 3,212,232 | \$ 3,212,232 | \$ - |

Union Participation 65%

Savings through the Use of Wage Concessions - Building \$ -

Assumptions:

- Assume all craft hous with Heavy & Highway classification be reclassified as Building
- All reclassified work subject to Building rates only

| Renovation | Project Hours | Union Rates | Conession Rates | Labor Cost (w/o Con.) | Labor Cost (w/ Con.) | Total Savings |
|--------------------------------|---------------|-------------|-----------------|-----------------------|----------------------|---------------|
| Bricklayers - Building | 43 | \$ 30.56 | \$ 30.56 | \$ 1,314 | \$ 1,314 | \$ - |
| Carpenters - Building | 1,167 | \$ 30.65 | \$ 30.65 | \$ 35,769 | \$ 35,769 | \$ - |
| Garpenters - H&H | 0 | \$ 33.13 | \$ 30.65 | \$ - | \$ - | \$ - |
| Electrical Workers | 886 | \$ 36.00 | \$ 36.00 | \$ 31,896 | \$ 31,896 | \$ - |
| Glaziers | 23 | \$ 27.88 | \$ 27.88 | \$ 641 | \$ 641 | \$ - |
| Heat & Frost Insulators | 73 | \$ 33.26 | \$ 33.26 | \$ 2,428 | \$ 2,428 | \$ - |
| Iron Workers | 0 | \$ 29.50 | \$ 29.50 | \$ - | \$ - | \$ - |
| Laborers - Abatement | 440 | \$ 28.37 | \$ 28.37 | \$ 12,483 | \$ 12,483 | \$ - |
| Laborers- Building | 642 | \$ 27.37 | \$ 27.37 | \$ 17,572 | \$ 17,572 | \$ - |
| Laborers - H&H | 0 | \$ 30.71 | \$ 27.37 | \$ - | \$ - | \$ - |
| Operating Engineers - Building | 116 | \$ 35.73 | \$ 35.73 | \$ 4,145 | \$ 4,145 | \$ - |
| Operating Engineers - H&H | 0 | \$ 45.86 | \$ 35.73 | \$ - | \$ - | \$ - |
| Operating Engineers - Tech | 0 | \$ 42.11 | \$ 42.11 | \$ - | \$ - | \$ - |
| Painters | 196 | \$ 24.62 | \$ 24.62 | \$ 4,826 | \$ 4,826 | \$ - |
| Plumbers & Steamfitters | 405 | \$ 35.38 | \$ 35.38 | \$ 14,329 | \$ 14,329 | \$ - |
| Roofers | 0 | \$ 29.80 | \$ 29.80 | \$ - | \$ - | \$ - |
| Sheet Metal Workers | 319 | \$ 33.89 | \$ 33.89 | \$ 10,811 | \$ 10,811 | \$ - |
| Sprinkler Fitters | 117 | \$ 36.33 | \$ 36.33 | \$ 4,251 | \$ 4,251 | \$ - |
| Teamsters - Building | 95 | \$ 25.38 | \$ 25.38 | \$ 2,411 | \$ 2,411 | \$ - |
| Teamsters - H&H | 0 | \$ 25.38 | \$ 25.38 | \$ - | \$ - | \$ - |
| Total | 4,522 | | | \$ 142,874 | \$ 142,874 | \$ - |

Union Participation 65%

Savings through the Use of Wage Concessions - Renovation \$ -

Assumptions:

- Assume all craft hours with Heavy & Highway classification be reclassified as Building
- All reclassified work subject to Building rates only

| Site | Project Hours | Union Rates | Conession Rates | Labor Cost (w/o Con.) | Labor Cost (w/ Con.) | Total Savings |
|--------------------------------|---------------|-------------|-----------------|-----------------------|----------------------|------------------|
| Bricklayers - Building | 0 | \$ 30.56 | \$ 30.56 | \$ - | \$ - | \$ - |
| Carpenters - Building | 0 | \$ 30.65 | \$ 30.65 | \$ - | \$ - | \$ - |
| Carpenters - H&H | 72 | \$ 33.13 | \$ 30.65 | \$ 2,385 | \$ 2,207 | \$ 179 |
| Electrical Workers | 758 | \$ 36.00 | \$ 36.00 | \$ 27,288 | \$ 27,288 | \$ - |
| Glaziers | 0 | \$ 27.88 | \$ 27.88 | \$ - | \$ - | \$ - |
| Heat & Frost Insulators | 0 | \$ 33.26 | \$ 33.26 | \$ - | \$ - | \$ - |
| Iron Workers | 290 | \$ 29.50 | \$ 29.50 | \$ 8,555 | \$ 8,555 | \$ - |
| Laborers - Abatement | 0 | \$ 28.37 | \$ 28.37 | \$ - | \$ - | \$ - |
| Laborers - Building | 0 | \$ 27.37 | \$ 27.37 | \$ - | \$ - | \$ - |
| Laborers - H&H | 5,330 | \$ 30.71 | \$ 27.37 | \$ 163,684 | \$ 145,882 | \$ 17,802 |
| Operating Engineers - Building | 0 | \$ 35.73 | \$ 35.73 | \$ - | \$ - | \$ - |
| Operating Engineers - H&H | 1,439 | \$ 45.86 | \$ 35.73 | \$ 65,993 | \$ 51,415 | \$ 14,577 |
| Operating Engineers - Tech | 29 | \$ 42.11 | \$ 42.11 | \$ 1,221 | \$ 1,221 | \$ - |
| Painters | 68 | \$ 24.62 | \$ 24.62 | \$ 1,674 | \$ 1,674 | \$ - |
| Plumbers & Steamfitters | 0 | \$ 35.38 | \$ 35.38 | \$ - | \$ - | \$ - |
| Roofers | 0 | \$ 29.80 | \$ 29.80 | \$ - | \$ - | \$ - |
| Sheet Metal Workers | 0 | \$ 33.89 | \$ 33.89 | \$ - | \$ - | \$ - |
| Sprinkler Fitters | 0 | \$ 36.33 | \$ 36.33 | \$ - | \$ - | \$ - |
| Teamsters - Building | 0 | \$ 25.38 | \$ 25.38 | \$ - | \$ - | \$ - |
| Teamsters - H&H | 239 | \$ 25.38 | \$ 25.38 | \$ 6,066 | \$ 6,066 | \$ - |
| Total | 8,225 | | | \$ 276,866 | \$ 244,309 | \$ 32,558 |

Union Participation

65%

Savings through the Use of Wage Concessions - Site **\$ 21,163**

Total Savings through the Use of Wage Concessions **\$ 21,163**

Assumptions:

- 2% for large, long duration, complex projects
- 1% for smaller, shorter duration, less complex projects
- 1/4% to 1/2% savings reduction resulting from jurisdictional restrictions on small projects
- 1/4% to 1/2% savings reduction resulting from efficiencies already available through Design/Build Contracts

| Management Rights Savings | Project | Project Cost | Percent Union | Total Savings |
|---------------------------|--------------|---------------|---------------|------------------|
| 0.25% | SSDF Phase 2 | \$ 23,697,000 | 65% | \$ 38,508 |
| Total | | | | \$ 38,508 |

Total Savings through a Strong Managements Rights Clause **\$ 38,508**

Specialized Secure Detention
Facility Phase 2

Rochester Careers in Construction

Due Diligence Study
Monroe County

Assumptions:

- Contractor contributions equivalent to \$0.15/hr

Narrative:

To support Rochester Careers in Construction, Inc., a New York not-for-profit corporation, the Construction Manager will contribute \$0.15/hr.

| Project | Project Hours | Program Cost (\$/hr) | Program Cost |
|--------------|---------------|----------------------|--------------|
| SSDF Phase 2 | 113,869 | \$ (0.15) | \$ (17,080) |
| Total | | | \$ (17,080) |

Total Cost of Supporting Rochester Careers in Construction **\$ (17,080)**

Assumptions:

- Wicks Law is applicable to all MEP work
- Assume a modest ten (10) percent reduction in project cost

Narrative:

Recent state legislation includes a provision that allows the Project Owner to avoid the use of Wicks Law if a Project Labor Agreement is implemented. Wicks Law requires that public works projects of this nature use multiple prime contractors, in a designated fashion, rather than allowing a single contractor on a construction projects.

Reports prepared by the New York State Division of Budget (May 1987) and New York State School Boards Association (March 1991) indicate that elimination of the requirement to comply with Wicks Law would reduce construction costs by 20 to 30 percent.

| Project | Project Cost | Wicks Law Reduction | Program Cost |
|---|--------------|---------------------|-------------------|
| SSDF Phase 2 | \$ 6,764,000 | 10% | \$ 676,400 |
| Total | | | \$ 676,400 |
| Total Savings through the Avoidance of Wicks Law | | | \$ 676,400 |

End of Document

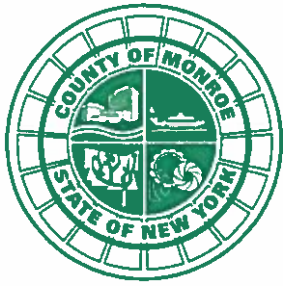
2022-05-23 10:00 AM



ATTACHMENTS:

Description File Name

▣ Referral R22-0168.pdf



Office of the County Executive

Monroe County, New York

Adam J. Bello
County Executive

May 6, 2022

| |
|--|
| OFFICIAL FILE COPY |
| No. <u>220168</u> |
| Not to be removed from the Office of the Legislature Of Monroe County |
| Committee Assignment |
| ENV. & PUB. WORKS |

To The Honorable
Monroe County Legislature
407 County Office Building
Rochester, New York 14614

Subject: Determination of Significance Pursuant to the State Environmental Quality Review Act for Tropical Exhibit and Main Entry Plaza Project

Honorable Legislators:

I recommend that Your Honorable Body determine whether the Tropical Exhibit and Main Entry Plaza project may have a significant adverse impact on the environment pursuant to the State Environmental Quality Review Act ("SEQRA").

The Tropical Exhibit and Main Entry Plaza project (the "Project"), located at the south end of Seneca Park Zoo (the "Zoo"), will feature a state-of-the-art tropics complex housing animals from the ecosystems of Borneo and Madagascar, including naturalistic orangutan habitat enabling climbing and more "tree-top-like" movement, ring-tailed lemurs, and an aquarium. The Project also includes a new front entry plaza with a Conservation Resource Center, larger event capacity, admissions, and a new gift shop area.

Monroe County conducted a SEQRA review and issued a Negative Declaration for the Seneca Park Zoo Improvements/Expansion in July 2016, which contemplated new construction at the south end of the Zoo to replace the main Zoo building in 2018. However, key details regarding the scope and scale of the new construction were not defined at that time. Pursuant to 6 NYCRR § 617.7(e), a lead agency, at its discretion, may amend a negative declaration when substantive changes are proposed for a project at any time prior to its decision to undertake, fund, or approve an action. Accordingly, we request Your Honorable Body to consider the proposed Project, and amend the 2016 Negative Declaration for the Tropical Exhibit and Main Entry Plaza project.

The specific legislative actions required are:

1. Amend the 2016 Negative Declaration to include the Tropical Exhibit and Main Entry Plaza project pursuant to 6 NYCRR § 617.7(e).

2. Authorize the County Executive, or his designee, to take such actions to comply with the requirements of the State Environmental Quality Review Act, including without limitation, the execution of documents and the filing, distribution, and publication of the documents required under the State Environmental Quality Review Act, and any other actions to implement the intent of this resolution.

This determination will have no impact on the revenues or expenditures of the current Monroe County budget.

I recommend that this matter be referred to the appropriate committee(s) for favorable action by Your Honorable Body.

Sincerely,



Adam J. Bello
Monroe County Executive

AJB:db

**Full Environmental Assessment Form
Part 1 - Project and Setting**

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Sponsor Information.

| | | |
|--|--------------------|---|
| Name of Action or Project: Seneca Park Zoo - Tropical Exhibit and Main Entry Plaza Project | | |
| Project Location (describe, and attach a general location map): 2222 St. Paul Blvd. Rochester: Monroe County | | |
| Brief Description of Proposed Action (include purpose or need): Monroe County previously undertook a Capital Improvement Program (CIP) Master Plan for the Seneca Park Zoo. The Master Plan identified the overall elements of the CIP including identification of the phases of the project. Phase 1 of the CIP involved construction / expansion of the Zoo on the northern end, and demolition of the main building, along with trail alterations along the northern end of the Zoo. The SEQRA process for the CIP Master Plan, which included preliminary concepts for Phase 2, and for the Phase 1 of the CIP, were completed in 2015 and 2016, respectively. Phase 1 construction was completed in 2019. The Proposed Action contemplated for the Phase 2 CIP included reconstruction within the Zoo, with additional detail developed for the remaining elements of the Master Plan. Phase 2 includes: completion of the new service road / trail reconstruction along the entire east side of the Zoo boundary; retaining wall on the west Zoo boundary, new 19,600± SF (footprint area) two-story Main Building housing the Education Center, event space, Zoo Gift Shop, and Administration Offices; new two-story "Tropics" exhibit complex adjacent to the new Main Building (51,600± SF footprint); reconstruction of utility infrastructure for the new buildings, including moving electrical service underground and geothermal wellfield; reconstruction of the main parking lot; temporary construction access road along the former railroad grade. | | |
| Name of Applicant/Sponsor: Monroe County | | Telephone: 585-753-1000 E-Mail: countyexecutive@monroecounty.gov |
| Address: 39 West Main Street | | |
| City/PO: Rochester | State: NY | Zip Code: 14614 |
| Project Contact (if not same as sponsor; give name and title/role): Patrick Meredith | | Telephone: 585-753-7293 E-Mail: patrickmeredith@monroecounty.gov |
| Address: 39 West Main Street | | |
| City/PO: Rochester | State: New York | Zip Code: 14614 |
| Property Owner (if not same as sponsor): Monroe County | | Telephone: E-Mail: |
| Address: | | |
| City/PO: Rochester | State: New York | Zip Code: 14614 |

B. Government Approvals

| B. Government Approvals Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.) | | |
|--|--|---|
| Government Entity | If Yes: Identify Agency and Approval(s) Required | Application Date (Actual or projected) |
| a. City Council, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees | | |
| b. City, Town or Village <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Planning Board or Commission | | |
| c. City Council, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals | | |
| d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | City Water Bureau - Water system upgrades | |
| e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | County Executive / County Legislature - Funding Approval; MCWA - Water Main Installation | TBD |
| f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | |
| g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | NYSRHP - Coordination & potential funding, NYSERDA - potential funding | TBD |
| h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | |
| i. Coastal Resources. | | |
| i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? | | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| If Yes, | | |
| ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? | | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| iii. Is the project site within a Coastal Erosion Hazard Area? | | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

C. Planning and Zoning

| | |
|---|---|
| C.1. Planning and zoning actions. | |
| Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| <ul style="list-style-type: none"> If Yes, complete sections C, F and G. If No, proceed to question C.2 and complete all remaining sections and questions in Part 1 | |
| C.2. Adopted land use plans. | |
| a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| If Yes, identify the plan(s): | |
| NYS Heritage Area: West Erie Canal Corridor | |
| _____ | |
| _____ | |
| c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| If Yes, identify the plan(s): | |
| _____ | |
| _____ | |
| _____ | |

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
 If Yes, what is the zoning classification(s) including any applicable overlay district?
O-S Open Space District

b. Is the use permitted or allowed by a special or conditional use permit? Yes No

c. Is a zoning change requested as part of the proposed action? Yes No
 If Yes,
 i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? City of Rochester School District

b. What police or other public protection forces serve the project site?
City of Rochester Police / Monroe County Sheriff

c. Which fire protection and emergency medical services serve the project site?
City of Rochester Fire

d. What parks serve the project site?
Seneca Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Recreational/institutional

b. a. Total acreage of the site of the proposed action? _____ 11 acres
 b. Total acreage to be physically disturbed? _____ 11 acres
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 297 acres

c. Is the proposed action an expansion of an existing project or use? Yes No
 i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
 If Yes,
 i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____
 ii. Is a cluster/conservation layout proposed? Yes No
 iii. Number of lots proposed? _____
 iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will proposed action be constructed in multiple phases? Yes No
 i. If No, anticipated period of construction: _____ 40 months
 ii. If Yes:
 • Total number of phases anticipated _____ 2
 • Anticipated commencement date of phase 1 (including demolition) _____ 09 month 2022 year
 • Anticipated completion date of final phase _____ 01 month 2026 year
 • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____
Proposed work is phased to allow for minimal disruptions of existing portions of the zoo which will remain open and operational to the public as well as minimal disruptions. Subsequent phases will rely on completion of earlier phase to begin initiation (bidding, construction/demolition).

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

| | <u>One Family</u> | <u>Two Family</u> | <u>Three Family</u> | <u>Multiple Family (four or more)</u> |
|---------------|-------------------|-------------------|---------------------|---------------------------------------|
| Initial Phase | _____ | _____ | _____ | _____ |
| At completion | _____ | _____ | _____ | _____ |
| of all phases | _____ | _____ | _____ | _____ |

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,

i. Total number of structures 3

ii. Dimensions (in feet) of largest proposed structure: 54 ft height; 415 ft width; and 120 length

iii. Approximate extent of building space to be heated or cooled: 130,000 +/- square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____

iii. If other than water, identify the type of impounded/contained liquids and their source. _____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) Yes No
 If Yes:

i. What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will proposed action cause or result in disturbance to bottom sediments? Yes No
If Yes, describe: _____

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No
If Yes:

i. Total anticipated water usage/demand per day: _____ 192,000 peak gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No
If Yes:

- Name of district or service area: City of Rochester / Monroe County Water Authority
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- _____
- Source(s) of supply for the district: City of Rochester / Monroe County Water Authority

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No
If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No
If Yes:

i. Total anticipated liquid waste generation per day: _____ 192,000 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____
sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No
If Yes:

- Name of wastewater treatment plant to be used: Frank E. Van Lare Treatment Plant
- Name of district: Rochester Pure Waters District
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

Yes No
 Yes No

Do existing sewer lines serve the project site?
 Will line extension within an existing district be necessary to serve the project?
 If Yes:
 Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No
 If Yes:
 Applicant/sponsor for new district: _____
 Date application submitted or anticipated: _____
 What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No
 If Yes:
 i. How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or 3 acres (impervious surface)
 _____ Square feet or 36 acres (parcel size)
 ii. Describe types of new point sources. Roof drains, sidewalks, service road pavement

 iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?
Existing storm sewers, dry swales, bioretention areas. Stormwater quantity for all new impervious surface was completed in Phase 1

 If to surface waters, identify receiving water bodies or wetlands: _____
Trout Pond, Genesee river

 Will stormwater runoff flow to adjacent properties? Yes No

iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No
 If Yes, identify:
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)
Delivery Vehicles, Heavy Equipment during construction only
 ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)
Temporary power generation for construction equipment via generators or air compressors as needed.
 iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)
Emergency power generators utilized under emergency use only

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No
 If Yes:
 i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
 ii. In addition to emissions as calculated in the application, the project will generate:
 _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
 _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No
 If Yes:
 i. Estimate methane generation in tons/year (metric): _____
 ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No
 If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No
 If Yes:
 i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of 10am to 5pm.
 ii. For commercial activities only, projected number of semi-trailer truck trips/day: 10/Day during construction only
 iii. Parking spaces: Existing 450+/- Proposed 430+/- Net increase/decrease 20
 iv. Does the proposed action include any shared use parking? Yes No
 v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:
 A temporary construction haul road is proposed for the old railroad bed south of the Zoo to segregate construction traffic from Zoo visitor traffic

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? Yes No
 vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No
 viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No
 If Yes:
 i. Estimate annual electricity demand during operation of the proposed action: _____
 TBD
 ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
 Grid/local utility
 iii. Will the proposed action require a new, or an upgrade to, an existing substation? Yes No

l. Hours of operation. Answer all items which apply.
 i. During Construction:
 • Monday - Friday: Daylight hours only
 • Saturday: _____
 • Sunday: _____
 • Holidays: _____
 ii. During Operations:
 • Monday - Friday: 10am-4pm
 • Saturday: 10am-4pm
 • Sunday: 10am-4pm
 • Holidays: closed

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No
 If yes:
 i. Provide details including sources, time of day and duration:
 There will be short-term construction related noise, limited to daytime hours, which will pose minimal impact to adjacent properties only.

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: Selective trees will be removed along east and west Zoo boundary lines

n. Will the proposed action have outdoor lighting? Yes No
 If yes:
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
 Site and building mounted lighting for safety and security. Lighting to be shielded and directed towards the interior of the Zoo.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: Selective trees will be removed along east and west Zoo boundary lines

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:
 During construction, typical odors associated with construction vehicles and operations may be present. Best management practices will be followed.

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No
 If Yes:
 i. Product(s) to be stored Diesel fuel
 ii. Volume(s) 10,000 Gal. per unit time Year (e.g., month, year)
 iii. Generally describe proposed storage facilities:
 Emergency generator tanks only. Fuel used only during an emergency and for routine testing

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No
 If Yes:
 i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No
 If Yes:
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:
 • Construction: TBD tons per month (unit of time)
 • Operation: No significant change tons per month (unit of time)
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: _____
 • Operation: Zoo utilizes recycling, composting and other waste minimizing efforts.

iii. Proposed disposal methods/facilities for solid waste generated on-site:
 • Construction: Existing landfill / recycling facility
 • Operation: Existing landfill / recycling facility

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No
 If Yes:
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
 ii. Anticipated rate of disposal/processing:
 • _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 • _____ Tons/hour, if combustion or thermal treatment
 iii. If landfill, anticipated site life: _____ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No
 If Yes:
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

 ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

 iii. Specify amount to be handled or generated _____ tons/month
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No
 If Yes: provide name and location of facility: _____

 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.I. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

- Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Aquatic Other (specify): Existing zoo, parkland

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

| Land use or Covertype | Current Acreage | Acreage After Project Completion | Change (Acres +/-) |
|--|-----------------|----------------------------------|--------------------|
| • Roads, buildings, and other paved or impervious surfaces Animal exhibit space | 11 | 11 | 0 |
| • Forested | 0 | 0 | 0 |
| • Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural) | 0 | 0 | 0 |
| • Agricultural (includes active orchards, field, greenhouse etc.) | 0 | 0 | 0 |
| • Surface water features (lakes, ponds, streams, rivers, etc.) | 0 | 0 | 0 |
| • Wetlands (freshwater or tidal) | 0 | 0 | 0 |
| • Non-vegetated (bare rock, earth or fill) | 0 | 0 | 0 |
| • Other Describe: _____ _____ | | | |

c. Is the project site presently used by members of the community for public recreation? Yes No
i. If Yes: explain: Public parkland

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
 If Yes,
i. Identify Facilities:
 Berkshire Group Home, 2524 St. Paul Blvd. Rochester; Marianne Daycare, 49 Legran, Irondequoit

e. Does the project site contain an existing dam? Yes No
 If Yes:
i. Dimensions of the dam and impoundment:
 • Dam height: _____ feet
 • Dam length: _____ feet
 • Surface area: _____ acres
 • Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
 If Yes:
i. Has the facility been formally closed? Yes No
 • If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
 If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
 If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures:

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
 If yes, provide DEC ID number(s): 828071, 828177
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):
 828071 - Kodak Superfund, presently still used subject to environmental notice. Site mgmt phase. 828177 - Kodak RCRA, presently still used subject to environmental easements. Various remedial program implementation.

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ 15 - 20 feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

| | | |
|----------------------------------|-------|------|
| Silty Sand (SM) | _____ | 80 % |
| Poorly Graded Silty Sand (SP-SM) | _____ | 20 % |
| _____ | _____ | % |

d. What is the average depth to the water table on the project site? Average: _____ ±10 feet

e. Drainage status of project site soils: Well Drained: _____ 80 % of site
 Moderately Well Drained: _____ 20 % of site
 Poorly Drained _____ % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ 60 % of site
 10-15%: _____ 30 % of site
 15% or greater: _____ 10 % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No
 If Yes to either i or ii, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name Genesee River Classification B
- Lakes or Ponds: Name Trout Pond / 6 Acres Classification _____
- Wetlands: Name unnamed Approximate Size 0.86 acres
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____
Genesee River/ Lower Main Stem (0401-0001)

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100 year Floodplain? Yes No

k. Is the project site in the 500 year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:
 i. Name of aquifer: _____

| | | |
|--|-----------------------|----------------|
| <p>m. Identify the predominant wildlife species that occupy or use the project site:</p> | | |
| Gray squirrel | Raccoon | Painted turtle |
| Whitetail deer | various field mammals | green frog |
| striped skunk | various field birds | |
| <p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p>ii. Source(s) of description or evaluation: _____</p> <p>iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres | | |
| <p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Purple Bluets, along Genesee River shoreline. Handsome sedge, sandy edges of woodlot. An ecological assessment conducted by Environmental Resources, LLC (12/9/16) with coordination with NY Natural Heritage and USFWS concluded these habitats are not within the Project Area</p> | | |
| <p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> | | |
| <p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>Fishing is allowed in the Genesee River which is adjoining the property and is allowed in Trout Lake as well.</p> | | |
| <p>E.3. Designated Public Resources On or Near Project Site</p> | | |
| <p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: _____</p> | | |
| <p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>i. If Yes: acreage(s) on project site? _____</p> <p>ii. Source(s) of soil rating(s): _____</p> | | |
| <p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p>ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p> | | |
| <p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. CEA name: <u>Open Space (O-S) Zoning District</u></p> <p>ii. Basis for designation: <u>Local significance</u></p> <p>iii. Designating agency and date: <u>City of Rochester, 03-14-86</u></p> | | |

| |
|--|
| <p>e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input checked="" type="checkbox"/> Historic Building or District</p> <p style="margin-left: 20px;">ii. Name: <u>Seneca Park East & West (03NR050552)</u></p> <p style="margin-left: 20px;">iii. Brief description of attributes on which listing is based: _____</p> <p style="margin-left: 20px;"><u>Historical events, period characteristics</u></p> |
| <p>f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> |
| <p>g. Have additional archaeological or historic site(s) or resources been identified on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe possible resource(s): _____</p> <p style="margin-left: 20px;">ii. Basis for identification: _____</p> |
| <p>h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Identify resource: <u>Various County, State and local parks, trails, scenic byways, and related resources</u></p> <p style="margin-left: 20px;">ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>State and local significance</u></p> <p style="margin-left: 20px;">iii. Distance between project and resource: _____ <u>0-5</u> miles.</p> |
| <p>i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Identify the name of the river and its designation: _____</p> <p style="margin-left: 20px;">ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> |

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Norm Gardner, CPL, Agent for Monroe County Date 05/18/2022

Signature  Title Project Manager

PRINT FORM

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Agency Use Only [If applicable]

Project :

Date :

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency and the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "Yes" to a numbered question, please complete all the questions that follow in that section.
- If you answer "No" to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

| 1. Impact on Land Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) <i>If "Yes", answer questions a - j. If "No", move on to Section 2.</i> | | | |
|---|-----------------------------|---|-------------------------------------|
| | <input type="checkbox"/> NO | <input checked="" type="checkbox"/> YES | |
| | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
| a. The proposed action may involve construction on land where depth to water table is less than 3 feet. | E2d | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. The proposed action may involve construction on slopes of 15% or greater. | E2f | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface. | E2a | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material. | D2a | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e. The proposed action may involve construction that continues for more than one year or in multiple phases. | D1e | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides). | D2e, D2q | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g. The proposed action is, or may be, located within a Coastal Erosion hazard area. | B1i | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| h. Other impacts: <u>Reconstruction of the trail system and abandoned railroad bed</u> | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

2. Impact on Geological Features
The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) NO YES
If "Yes", answer questions a - c. If "No", move on to Section 3.

| | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
|---|-----------------------------|-------------------------------|------------------------------------|
| a. Identify the specific land form(s) attached: _____ _____ | E2g | <input type="checkbox"/> | <input type="checkbox"/> |
| b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____ | E3c | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Other impacts: _____ _____ | | <input type="checkbox"/> | <input type="checkbox"/> |

3. Impacts on Surface Water
The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) NO YES
If "Yes", answer questions a - l. If "No", move on to Section 4.

| | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
|--|-----------------------------|-------------------------------|------------------------------------|
| a. The proposed action may create a new water body. | D2b, D1h | <input type="checkbox"/> | <input type="checkbox"/> |
| b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water. | D2b | <input type="checkbox"/> | <input type="checkbox"/> |
| c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body. | D2a | <input type="checkbox"/> | <input type="checkbox"/> |
| d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body. | E2h | <input type="checkbox"/> | <input type="checkbox"/> |
| e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments. | D2a, D2h | <input type="checkbox"/> | <input type="checkbox"/> |
| f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water. | D2c | <input type="checkbox"/> | <input type="checkbox"/> |
| g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s). | D2d | <input type="checkbox"/> | <input type="checkbox"/> |
| h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies. | D2e | <input type="checkbox"/> | <input type="checkbox"/> |
| i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action. | E2h | <input type="checkbox"/> | <input type="checkbox"/> |
| j. The proposed action may involve the application of pesticides or herbicides in or around any water body. | D2q, E2h | <input type="checkbox"/> | <input type="checkbox"/> |
| k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities. | D1a, D2d | <input type="checkbox"/> | <input type="checkbox"/> |

| | | | |
|----------------------------------|--|--------------------------|--------------------------|
| 1. Other impacts: _____ _____ | | <input type="checkbox"/> | <input type="checkbox"/> |
|----------------------------------|--|--------------------------|--------------------------|

4. Impact on groundwater
 The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)
If "Yes", answer questions a - h. If "No", move on to Section 5.

NO YES

| | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
|--|-----------------------------|-------------------------------------|------------------------------------|
| a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells. | D2c | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____ | D2c | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. The proposed action may allow or result in residential uses in areas without water and sewer services. | D1a, D2c | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. The proposed action may include or require wastewater discharged to groundwater. | D2d, E2l | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated. | D2c, E1f, E1g, E1h | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer. | D2p, E2l | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources. | E2h, D2q, E2l, D2c | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| h. Other impacts: <u>Geothermal well drilling will occur.</u> _____ | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

5. Impact on Flooding
 The proposed action may result in development on lands subject to flooding. (See Part 1. E.2)
If "Yes", answer questions a - g. If "No", move on to Section 6.

NO YES

| | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
|--|-----------------------------|-------------------------------|------------------------------------|
| a. The proposed action may result in development in a designated floodway. | E2i | <input type="checkbox"/> | <input type="checkbox"/> |
| b. The proposed action may result in development within a 100 year floodplain. | E2j | <input type="checkbox"/> | <input type="checkbox"/> |
| c. The proposed action may result in development within a 500 year floodplain. | E2k | <input type="checkbox"/> | <input type="checkbox"/> |
| d. The proposed action may result in, or require, modification of existing drainage patterns. | D2b, D2e | <input type="checkbox"/> | <input type="checkbox"/> |
| e. The proposed action may change flood water flows that contribute to flooding. | D2b, E2i, E2j, E2k | <input type="checkbox"/> | <input type="checkbox"/> |
| f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade? | E1e | <input type="checkbox"/> | <input type="checkbox"/> |

| | | | |
|----------------------------------|--|--------------------------|--------------------------|
| g. Other impacts: _____ _____ | | <input type="checkbox"/> | <input type="checkbox"/> |
|----------------------------------|--|--------------------------|--------------------------|

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|---|------------------------------------|--------------------------------------|---|
| 6. Impacts on Air The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) <i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i> | | | |
| | | <input type="checkbox"/> NO | <input checked="" type="checkbox"/> YES |
| | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
| a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: | | | |
| i. More than 1000 tons/year of carbon dioxide (CO ₂) | D2g | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ii. More than 3.5 tons/year of nitrous oxide (N ₂ O) | D2g | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) | D2g | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv. More than .045 tons/year of sulfur hexafluoride (SF ₆) | D2g | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions | D2g | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| vi. 43 tons/year or more of methane | D2h | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants. | D2g | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour. | D2f, D2g | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above. | D2g | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour. | D2s | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f. Other impacts: <u>Minor increase in vehicle emissions during construction activities</u> | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| | | | |
|--|------------------------------------|--------------------------------------|---|
| 7. Impact on Plants and Animals The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i> | | | |
| | | <input type="checkbox"/> NO | <input checked="" type="checkbox"/> YES |
| | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
| a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site. | E2o | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government. | E2o | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site. | E2p | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government. | E2p | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| | | | |
|---|-----|-------------------------------------|--------------------------|
| e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect. | E3c | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____ | E2n | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site. | E2m | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____ | E1b | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides. | D2q | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| j. Other impacts: <u>No impact to habitats known to support regional threatened or endangered species</u> | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| | | | |
|--|------------------------------------|--|---|
| 8. Impact on Agricultural Resources | | | |
| The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) | | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES |
| <i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i> | | | |
| | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
| a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System. | E2c, E3b | <input type="checkbox"/> | <input type="checkbox"/> |
| b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc). | E1a, E1b | <input type="checkbox"/> | <input type="checkbox"/> |
| c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land. | E3b | <input type="checkbox"/> | <input type="checkbox"/> |
| d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District. | E1b, E3a | <input type="checkbox"/> | <input type="checkbox"/> |
| e. The proposed action may disrupt or prevent installation of an agricultural land management system. | E1 a, E1b | <input type="checkbox"/> | <input type="checkbox"/> |
| f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland. | C2c, C3, D2c, D2d | <input type="checkbox"/> | <input type="checkbox"/> |
| g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan. | C2c | <input type="checkbox"/> | <input type="checkbox"/> |
| h. Other impacts: _____ | | <input type="checkbox"/> | <input type="checkbox"/> |

| | | | |
|--|------------------------------------|--|--|
| 9. Impact on Aesthetic Resources The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i> | | <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES | |
| | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
| a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource. | E3h | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views. | E3h, C2b | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round | E3h | <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> | <input type="checkbox"/> <input type="checkbox"/> |
| d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities | E3h E2q, E1c | <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> | <input type="checkbox"/> <input type="checkbox"/> |
| e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource. | E3h | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile | D1a, E1a, D1f, D1g | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g. Other impacts: <u>Existing trees along the new service road and construction haul road.</u> | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| | | | |
|---|------------------------------------|---|---|
| 10. Impact on Historic and Archeological Resources The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i> | | <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES | |
| | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
| a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places. | E3e | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory. | E3f | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: <u>SHPO</u> | E3g | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| | | | |
|--|----------------------------|-------------------------------------|--------------------------|
| d. Other impacts: <u>Consultation with SHPO concluded that impacts to historical resources will be adequately mitigated.</u> | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e. If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3: | | | |
| i. The proposed action may result in the destruction or alteration of all or part of the site or property. | E3e, E3g, E3f | <input type="checkbox"/> | <input type="checkbox"/> |
| ii. The proposed action may result in the alteration of the property's setting or integrity. | E3e, E3f, E3g, E1a, E1b | <input type="checkbox"/> | <input type="checkbox"/> |
| iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting. | E3e, E3f, E3g, E3h, C2, C3 | <input type="checkbox"/> | <input type="checkbox"/> |

| | | | |
|---|------------------------------------|--------------------------------------|---|
| 11. Impact on Open Space and Recreation | | | |
| The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part I. C.2.c, E.1.c., E.2.q.) <i>If "Yes", answer questions a - e. If "No", go to Section 12.</i> | | <input type="checkbox"/> NO | <input checked="" type="checkbox"/> YES |
| | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
| a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat. | D2e, E1b E2h, E2m, E2o, E2n, E2p | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. The proposed action may result in the loss of a current or future recreational resource. | C2a, E1c, C2c, E2q | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. The proposed action may eliminate open space or recreational resource in an area with few such resources. | C2a, C2c E1c, E2q | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. The proposed action may result in loss of an area now used informally by the community as an open space resource. | C2c, E1c | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e. Other impacts: <u>Construction of the new Zoo buildings and trail system will enhance the open space and recreational resources within the Zoo.</u> | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| | | | |
|--|------------------------------------|--------------------------------------|---|
| 12. Impact on Critical Environmental Areas | | | |
| The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part I. E.3.d) <i>If "Yes", answer questions a - c. If "No", go to Section 13.</i> | | <input type="checkbox"/> NO | <input checked="" type="checkbox"/> YES |
| | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
| a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA. | E3d | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA. | E3d | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Other impacts: _____ | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

13. Impact on Transportation
 The proposed action may result in a change to existing transportation systems. NO YES
 (See Part 1. D.2.j)
 If "Yes", answer questions a - f. If "No", go to Section 14.

| | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
|---|-----------------------------|-------------------------------------|------------------------------------|
| a. Projected traffic increase may exceed capacity of existing road network. | D2j | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. The proposed action may result in the construction of paved parking area for 500 or more vehicles. | D2j | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. The proposed action will degrade existing transit access. | D2j | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. The proposed action will degrade existing pedestrian or bicycle accommodations. | D2j | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e. The proposed action may alter the present pattern of movement of people or goods. | D2j | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f. Other impacts: <u>Increases in construction vehicle traffic will occur</u> | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

14. Impact on Energy
 The proposed action may cause an increase in the use of any form of energy. NO YES
 (See Part 1. D.2.k)
 If "Yes", answer questions a - e. If "No", go to Section 15.

| | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
|--|-----------------------------|-------------------------------------|------------------------------------|
| a. The proposed action will require a new, or an upgrade to an existing, substation. | D2k | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use. | D1f, D1q, D2k | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. The proposed action may utilize more than 2,500 MWhrs per year of electricity. | D2k | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed. | D1g | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e. Other Impacts: <u>Geothermal systems are proposed to reduce reliance on natural gas.</u> | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

15. Impact on Noise, Odor, and Light
 The proposed action may result in an increase in noise, odors, or outdoor lighting. NO YES
 (See Part 1. D.2.m., n., and o.)
 If "Yes", answer questions a - f. If "No", go to Section 16.

| | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
|--|-----------------------------|-------------------------------------|------------------------------------|
| a. The proposed action may produce sound above noise levels established by local regulation. | D2m | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home. | D2m, E1d | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. The proposed action may result in routine odors for more than one hour per day. | D2o | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| | | | |
|---|----------|-------------------------------------|--------------------------|
| d. The proposed action may result in light shining onto adjoining properties. | D2n | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions. | D2n, E1a | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f. Other impacts: <u>There will be construction-related temporary noise and potential dust from construction activities</u> | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) NO YES

If "Yes", answer questions a - m. If "No", go to Section 17.

| | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
|---|-----------------------------|-------------------------------------|------------------------------------|
| a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community. | E1d | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. The site of the proposed action is currently undergoing remediation. | E1g, E1h | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action. | E1g, E1h | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction). | E1g, E1h | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health. | E1g, E1h | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health. | D2t | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g. The proposed action involves construction or modification of a solid waste management facility. | D2q, E1f | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| h. The proposed action may result in the unearthing of solid or hazardous waste. | D2q, E1f | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste. | D2r, D2s | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste. | E1f, E1g E1h | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures. | E1f, E1g | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| l. The proposed action may result in the release of contaminated leachate from the project site. | D2s, E1f, D2r | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| m. Other impacts: _____ _____ | | <input type="checkbox"/> | <input type="checkbox"/> |

| 17. Consistency with Community Plans The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) <i>If "Yes", answer questions a - h. If "No", go to Section 18.</i> | | | |
|--|-----------------------------------|--|------------------------------------|
| | | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES |
| | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
| a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s). | C2, C3, D1a E1a, E1b | <input type="checkbox"/> | <input type="checkbox"/> |
| b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%. | C2 | <input type="checkbox"/> | <input type="checkbox"/> |
| c. The proposed action is inconsistent with local land use plans or zoning regulations. | C2, C2, C3 | <input type="checkbox"/> | <input type="checkbox"/> |
| d. The proposed action is inconsistent with any County plans, or other regional land use plans. | C2, C2 | <input type="checkbox"/> | <input type="checkbox"/> |
| e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure. | C3, D1c, D1d, D1f, D1d, E1b | <input type="checkbox"/> | <input type="checkbox"/> |
| f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure. | C4, D2c, D2d D2j | <input type="checkbox"/> | <input type="checkbox"/> |
| g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action) | C2a | <input type="checkbox"/> | <input type="checkbox"/> |
| h. Other: _____ _____ | | <input type="checkbox"/> | <input type="checkbox"/> |

| 18. Consistency with Community Character The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) <i>If "Yes", answer questions a - g. If "No", proceed to Part 3.</i> | | | |
|--|--------------------------------|--|------------------------------------|
| | | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES |
| | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
| a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community. | E3e, E3f, E3g | <input type="checkbox"/> | <input type="checkbox"/> |
| b. The proposed action may create a demand for additional community services (e.g. schools, police and fire) | C4 | <input type="checkbox"/> | <input type="checkbox"/> |
| c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing. | C2, C3, D1f D1g, E1a | <input type="checkbox"/> | <input type="checkbox"/> |
| d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources. | C2, E3 | <input type="checkbox"/> | <input type="checkbox"/> |
| e. The proposed action is inconsistent with the predominant architectural scale and character. | C2, C3 | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Proposed action is inconsistent with the character of the existing natural landscape. | C2, C3 E1a, E1b E2g, E2h | <input type="checkbox"/> | <input type="checkbox"/> |
| g. Other impacts: _____ _____ | | <input type="checkbox"/> | <input type="checkbox"/> |

PRINT FULL FORM

Project :

Date :

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

See Attached Document

Determination of Significance - Type I and Unlisted Actions

SEQR Status: Type I Unlisted

Identify portions of EAF completed for this Project: Part 1 Part 2 Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the _____ as lead agency that:

A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: Seneca Park Zoo - Tropical Exhibit and Main Entry Plaza Project

Name of Lead Agency: Monroe County

Name of Responsible Officer in Lead Agency: Adam Bello

Title of Responsible Officer: County Executive

Signature of Responsible Officer in Lead Agency:

Date:

Signature of Preparer (if different from Responsible Officer)

Date:

For Further Information:

Contact Person: Patrick Meredith, Director of Parks

Address: 39 West Main Street, rochester, NY 14614

Telephone Number: 585-753-1000

E-mail: patrick.meredith@monroecounty.gov

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>

PRINT FULL FORM

Seneca Park Zoo Improvements
SEQRA Negative Declaration – AMENDED
Reasons to Support Determination of Significance

This Document identifies updates to the Proposed Action for the Seneca Park Zoo Capital Improvement Program along with any corresponding changes from the 2016 environmental review SEQRA process in which a Negative Declaration was issued. Changes to the Lead Agency's environmental assessment of the Proposed Action are noted below, including any potentially significant environmental impacts associated with the updates or changes as a result of the refinement and details developed for Phase 2 of the Capital Program.

1. Impact on Land

Phase 1 of the Capital Program included the demolition of the Main Zoo Building as well as other minor accessory structures. Phase 2 will involve demolition of the remaining buildings at the main entrance, including the Administration building.

Phase 2 of the work at Seneca Park Zoo entails the demolition of the remaining administrative and support buildings at the main entrance and replacement with a new entrance building that will include administrative, support, and community spaces, as well as new, state of the art exhibit space, in line with the 2015 Zoo Master Plan.

The existing eastern service road will be widened to maintain appropriate fire department access route through the Zoo but shifted east. The roadway shift will also allow for the ability to isolate Zoo patron access from Zoo operational needs. The existing public access walking path along the eastern boundary of the Park will be shifted east also and be adjacent to the Zoo perimeter fence and still within the confines of the existing abandoned railroad bed. A vegetated buffer will still remain along the eastern Park boundary, offset a minimum of 5 feet from the Park property line.

This eastern service road will also be extended north from its existing terminus to the southern terminus of the new African exhibit to provide the Zoo with service access throughout the Zoo, reducing Zoo operational traffic within Seneca Park and provide fire department access through the entire Zoo.

The paved portion of the existing walking trail south of the Zoo's Main Parking Lot will be widened to allow for temporary use as a construction haul road during construction. This haul road will significantly reduce construction traffic within the Main Zoo parking lot, a significant safety improvement. This roadway will be restored upon completion of construction activities and repaved back to its original width.

Phase 2 will also involve the installation of a geothermal wellfield within the northern portion of the main parking lot. Approximately thirty vertical wells will be drilled within the parking lot area. Upon completion the well will be paved over and integral to the Zoo's heating and cooling needs.

A short section of the Zoo perimeter chain link fence, approximately 300 feet, will be replaced with a retaining wall which will range between three feet and 10-½ feet in height. Trees adjacent to the wall will be removed to accommodate construction.

Although this proposed work will result in changes to the land, for the above reasons no significant adverse environmental impacts to land resources are anticipated.

2. Impact on Geological Features

No noted geological features exist on the site; therefore, no significant adverse environmental impacts are anticipated.

3. Impact on Surface Water

None of the proposed Phase 2 work will encroach into any federal or State jurisdictional wetlands or surface water. The existing Trout Pond was expanded as part of Phase 1 incorporating the stormwater quantity needs of the proposed Phase 2 work. All stormwater quality and quantity requirements will be managed in accordance with NYSDEC requirements. For all elements of Phase 2, proper erosion and stormwater prevention controls will be required in accordance with a Stormwater Pollution and Prevention Plan (SWPPP). For these reasons, no significant adverse environmental impacts to surface waters are anticipated.

4. Impact on Groundwater

There will be no significant increase in impervious surface in Phase 2 that was not accounted for in Phase 1 with the expansion of Trout Pond. Existing groundwater infiltration areas will remain along the eastern portion of the park boundary.

All geothermal wells will be drilled and grouted in conformance with standard geothermal drilling practices and operations, and done in accordance with NYSDEC requirements. Therefore, no significant adverse environmental impacts to groundwater are anticipated.

5. Impact on Flooding

There are no designated floodplains within the Zoo boundary. Therefore, no significant adverse environmental impacts as a result of any flooding are anticipated.

6. Impact on Air

The continued operation of the Zoo does not produce any significant air emissions. The only minimal emissions would be from small-scale HVAC equipment or emergency generators.

There will be short-term temporary emissions during the Phase 2 construction process. Fugitive dust and exhaust from construction equipment can be expected but limited to the

immediate site and controlled through the use of appropriate construction practices. For these reasons, no significant adverse environmental impacts to air are anticipated.

7. Impact on Plants and Animals

NYS Natural Heritage (NYS NHP) and US Fish and Wildlife Service was consulted during Phase 1 to identify the potential for threatened or endangered species. Historical State records indicated that the potential presence of two plant species (purple bluets and Handsome sedge) may exist in the vicinity the Proposed Action, though they have not been observed since 1905 and 1921, respectively. Further consultation with NYS NHP during the Phase 1 SEQRA process determined that any proposed site disturbance in the Zoo and Park will not occur within habitat supporting either species.

Phase 2 work is proposed along the existing, abandoned railroad bed, which is bordered by trees. Additionally, there are several trees within the construction footprint that will be removed during construction activities within the Zoo boundary. Any trees removed for temporary haul road construction within the Seneca park boundary will be replaced with new trees.

For these reasons, no significant adverse environmental impacts to plants and animals are anticipated.

8. Impact on Agricultural Resources

There are no designated agricultural lands within the proposed development area. Therefore, no significant adverse environmental impacts to agricultural resources are anticipated.

9. Impact on Aesthetic Resources

The project has been designed to fit aesthetically with other buildings in the Zoo as well as the adjacent Seneca Park. As noted in item #10 below, the State Historic Preservation Office (SHPO) and the Landmark Society of Western New York (LSWNY) have been consulted with during Phase 1 and their concerns addressed to ensure that buildings and landscaping contribute to the aesthetic value of the Zoo and Seneca Park. Therefore, no significant adverse environmental impacts to aesthetic resources are anticipated.

10. Impact on Historic and Archeological Resources

Seneca Park East and West is noted as being on the National Register (03NR050522) and several of the buildings within the Zoo are noted as being or contributing historic structures, including the Main Zoo and Administration Buildings. As part of the environmental review process, SHPO was consulted and provided significant information regarding proposed work and past/current planning for the Zoo (16PR02924). The agency determined that the demolition of the buildings constituted as Adverse Impact in a consolidated response dated June 14, 2016 and requested additional information as

part of its review. The County consulted with the Landmark Society of Western New York (LSWNY) to provide an analysis and recommendations on the effected buildings due to their significant past history with Seneca Park and the Zoo.

With additional information provided to SHPO, the agency accepted that there are no Prudent or Feasible Alternatives to the demolition of the aforementioned buildings in a consolidated response dated October 28, 2016. SHPO identified measures to satisfy the potential historic impacts associated with demolition, which include photographic documentation of both buildings (completed prior to Phase 1) and incorporation of an interpretive display of the history of the Zoo that includes the buildings (proposed to be incorporated within Phase 2).

The proposed retaining wall to replace the existing chain link fence on the western property line will be coordinated with SHPO and LSWNY to ensure appropriate materials are chosen to minimize visual impacts as well as the planting of additional trees where feasible. This continued consultation and coordination provides important historical and cultural oversight. For these reasons, no significant adverse environmental impacts to historic and archeological resources are anticipated.

11. Impact on Open Space and Recreation

Development within the Zoo will occur within areas that are currently fully developed. Throughout the planning history of the Zoo, all lands within its bounds were identified as being utilized for potential expansion of animal exhibits and community education. Overall, the proposed improvements at the Zoo will not result in a loss of any recreational opportunities, rather it will expand these opportunities to the public and provide users with a more enjoyable experience through enhancement of pedestrian footrills and Zoo educational experience.

The proposed temporary haul road on the southeastern portion of the existing, abandoned railbed will be temporary and utilized to separate construction truck traffic from visitor traffic, allowing the Zoo to continue to operate throughout the season. The service road extension will also allow the Zoo to continue to operate and will also provide more enhanced use of the existing public trail located along the former railroad grade.

The proposed improvements at the Zoo will have insignificant impacts to the Park, limited only to the replacement of the existing chain link fence with a stone retaining wall and minimal, strategic clearing of some buffer vegetation to accommodate the service road and trail system. Areas where this clearing is proposed is limited to the immediate area adjacent to the wall and haul road, and to the minimal extent necessary for construction; with new native trees planted to the extent practical. Therefore, no significant adverse environmental impacts to open space and recreation are anticipated.

12. Impact on Critical Environmental Areas

The City of Rochester designated their Open Space (O-S) Zoning Districts as Critical Environmental Areas (CEAs) in order to protect existing greenspace and recreational

assets within the City. The Zoo is within this zoning district and as such within a CEA. However, while there is significant work proposed within the CEA, the project will be within the currently developed Zoo boundary with proposed improvements designed to modernize and enhance original facility carrying it forward into the future. Therefore, no significant adverse environmental impacts to critical environmental areas are anticipated.

13. Impact on Transportation

The existing parking lot on the south end of the Zoo grounds will remain with some reconfigurations proposed to improve traffic flow for the new entry complex. Parking counts and ingress/egress points are not expected to change significantly.

During construction, there will be an increase in traffic as a result of construction vehicles. It is estimated that up to fifty construction trucks per day may occur for short periods only during daylight hours and weekdays. It is estimated that 120 workers may be on the site during peak construction times. This traffic impact will be short-term and temporary. There will be a proposed construction haul road along the former railroad bed that will segregate construction traffic from Zoo patron traffic within the Park road network. Once construction is complete, traffic as a result of the Proposed Action will not increase significantly beyond the current road network capacity.

For these reasons, no significant adverse environmental impacts to transportation systems are anticipated.

14. Impact on Energy

Several new buildings are proposed as part of the overall work at the Zoo including a replacement of the Main Zoo Building. While these new buildings will result in an increase in the usage of electricity and natural gas for heating, the Zoo is currently serviced by public utilities and sufficient capacity exists for them. Replacement of older buildings on the Zoo grounds with newer energy-efficient buildings subject to current building code standards, including energy codes, which will likely increase their energy efficiency. As a result, energy consumption will likely improve through the use of more efficient building/HVAC systems, lighting, and materials.

Additionally, the new Entry / Administration Building is proposed to be serviced by a geothermal heating / cooling system. This renewable energy source will significantly reduce the Zoo's reliance on natural gas and electricity use over the life of the building.

For these reasons, no significant adverse environmental impacts to energy are anticipated.

15. Impact on Noise, Odor, and Light

With the proposed scope of work at the Zoo, an increase in noise, odor and light is expected during daylight weekday hours for the duration of the construction project. The

extent of the increases will be contained to the Park boundary. For Phase 2 work, the proposed service road improvements (shifting to the east, construction of a new walking path and a wooden fence) will result in the removal of vegetation within the Zoo boundary adjacent to the eastern property line. Although increased noise may occur during the construction phase, these are temporary in nature, and similar in duration and intensity as other commercial construction activities. Construction best practices will be strictly used for these efforts in order to minimize any impacts to neighboring properties.

For these reasons, no significant adverse environmental impacts associated with noise, odor, or light are anticipated.

16. Impact on Human Health

The Zoo has no past history of environmental concern that would result in a negative impact to human health and no hazardous operations presently or are proposed to occur there. As part of the construction work, asbestos-containing building materials (ACBM) and lead could be encountered during demolition due to the age of each of the buildings. A plan for the proper removal and disposal will be prepared in accordance with applicable rules, regulations, and laws should they be encountered.

Two environmental sites have been identified within 2,000 feet of the Zoo, both associated with Kodak on the west side of the Genesee River. Both of these are still currently in use with one subject to site management (#828071) and the other having environmental easements (#828177). Both have various remedial action programs in place. No significant adverse environmental impacts on human health are anticipated.

17. Consistency with Community Plans

Monroe County is responsible for the operation, maintenance, and planning of the facility. Monroe County's most current Zoo Master Plan (2015) outlines the various infrastructure and program improvements that are needed to provide a first-class facility for the community, an educational experience to visitors, and deliver exceptional and appropriate care and habitat for exhibited animals. This document provided a framework for this proposed development of the Zoo. Therefore, no significant adverse environmental impacts to community plan consistency are anticipated.

18. Consistency with Community Character

Seneca Park Zoo is an important asset to the community from an educational, recreation, economic, and social perspective. The proposed work, while resulting in a visual change in portions of the Zoo, will be a positive overall contribution in that it will rectify and modernize outdated buildings and facilities that no longer serve zoo animals well and ensure accreditation by the Association of Zoos & Aquariums (AZA). The proposed modifications will provide the community with a welcoming, friendly environment for resident animals and visitors, while providing space for additional animals. Building and site design will take into account the historical and cultural significance of both the Zoo

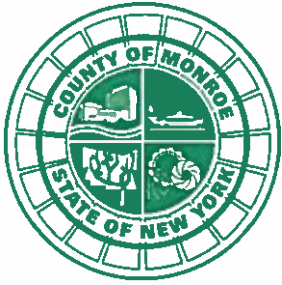
and Seneca Park. Appropriate architectural elements and materials along with interpretive features will be utilized. The impact to the community will be a positive one in that improvements will continue the Zoo's ability to serve as a valuable resource to the region.



ATTACHMENTS:

Description File Name

▣ Referral R22-0169.pdf



Office of the County Executive

Monroe County, New York

Adam J. Bello
County Executive

May 6, 2022

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To The Honorable
Monroe County Legislature
407 County Office Building
Rochester, New York 14614

Subject: Authorize the Implementation of a Project Labor Agreement for the Tropical Exhibit and Main Entry Plaza Project

Honorable Legislators:

I recommend that Your Honorable Body authorize the implementation of a Project Labor Agreement ("PLA") for the Tropical Exhibit and Main Entry Plaza project.

The Tropical Exhibit and Main Entry Plaza project (the "Project"), located at the south end of Seneca Park Zoo (the "Zoo"), will feature a state-of-the-art tropics complex housing animals from the ecosystems of Borneo and Madagascar, including naturalistic orangutan habitat enabling climbing and more "tree-top-like" movement, ring-tailed lemurs, and an aquarium. The Project also includes a new front entry plaza with a Conservation Resource Center, larger event capacity, admissions, and a new gift shop area.

To ensure work on the Tropical Exhibit and Main Entry Plaza project is being performed efficiently and effectively, a PLA will serve to provide uniform work conditions, cost savings, maximum labor-management harmony, and comprehensive protection against work disruptions arising out of labor disputes over the duration of the project. An economic benefits analysis performed by Seeler Engineering, P.C. indicates that the PLA for the Tropical Exhibit and Main Entry Plaza project may result in an estimated cost savings of \$3,146,600, which is 2.9% of the overall estimated construction cost. The benefits of such an agreement are outlined in the final Benefits Analysis Report, which will be on file in the Office of the Clerk of the Monroe County Legislature.

The terms of the PLA have been negotiated with the union trades by Monroe County, Seeler Engineering, P.C., and LeChase Construction Services, LLC, the construction manager for the Tropical Exhibit and Main Entry Plaza project. The PLA will be executed between LeChase Construction Services, LLC and the union trades. Monroe County negotiated and implemented PLAs for the O'Rourke Bridge Project in 2000, Monroe Community College Building 9 Expansion and Renovation Project in 2007, the Monroe County Public Safety Laboratory Project in 2009, the Monroe Community College Downtown Campus in 2015, the Modernization and Revitalization of Terminal Facilities at the Greater Rochester International Airport in 2017, and the Frank E. Van Lare Water Resource Recovery Facility Capital Improvements Projects in 2020.

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The specific legislative actions required are:

1. Authorize the implementation of a Project Labor Agreement for the benefit of the Tropical Exhibit and Main Entry Plaza project.
2. Authorize the County Executive, or his designee, to take such necessary action as is required to ensure that the work on the Tropical Exhibit and Main Entry Plaza project is carried out in accordance with the terms of the Project Labor Agreement and, in the event of a court order prohibiting the implementation of the Project Labor Agreement, to take such action as is necessary to progress the work without delay, including the letting of further or additional contracts necessary to complete the Project.

The provisions of the New York State Environmental Quality Review Act shall be complied with prior to Your Honorable Body undertaking, funding, or approving the action requested in this referral.

Funding for this project, consistent with authorized uses, is available in capital fund 1774. No additional net County support is required in the current Monroe County budget.

I recommend that this matter be referred to the appropriate committee(s) for favorable action by Your Honorable Body.

Sincerely,



Adam J. Bello
Monroe County Executive

AJB:db



REPORT PROJECT LABOR AGREEMENT BENEFIT ANALYSIS

MONROE COUNTY
TROPICAL EXHIBIT AND MAIN ENTRY PLAZA PROJECT
ROCHESTER, NEW YORK

APRIL 21, 2022

Prepared By
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Table of Contents

| | |
|---|-----------|
| Section 1 – Executive Summary | 1 |
| 1.1 Background | 1 |
| 1.2 Tropical Exhibit and Main Entry Plaza Project | 2 |
| 1.3 Our Study | 2 |
| 1.4 Summary | 2 |
| Section 2 – Project Description | 5 |
| 2.1 Scope | 5 |
| 2.2 Schedule | 5 |
| 2.3 Construction Costs | 5 |
| Section 3 – Estimate of Craft Labor Needs | 6 |
| 3.1 Craft Labor Breakdown | 6 |
| 3.2 Projected Labor Costs | 6 |
| Section 4 – Summary of Existing Agreements | 7 |
| 4.1 Existing Agreements | 7 |
| 4.2 Labor Unrest | 9 |
| Section 5 – Economic Considerations | 12 |
| 5.1 General | 12 |
| 5.2 Labor Cost Savings Attributed to the Use of a PLA | 12 |
| 5.3 Other Economic Savings Attributable to a PLA | 16 |
| 5.4 Summary | 16 |
| Section 6 – Additional Considerations | 17 |
| 6.1 Labor Stability | 17 |
| 6.2 The “Tag Along Provision” | 17 |
| 6.3 Workforce Enhancement, Recruiting & Training Programs, and M/WBE Programs | 18 |
| Section 7 - Conclusions | 19 |
| 7.1 Conclusions | 19 |

Tables

Table 1 – Labor Unions Representing the Construction Industry in Monroe County

Table 2 – Total Labor Hours Breakdown by Craft

Table 3 – Key Features of Existing Labor Agreements

Appendices

Appendix A – Project Schedule

Appendix B – Project Cost Estimate

Appendix C – Detailed Cost Savings Calculations

Section 1 – Executive Summary

1.1 Background

Project Labor Agreements (PLAs), utilized in the private sector for many years, are recognized as a tool used to facilitate the cost effective and timely completion of major construction projects. The PLAs serve these objectives by providing cost savings, uniform working conditions, a stable labor environment, and comprehensive protection against work disruptions arising from labor disputes.

In March of 1993, the U.S. Supreme Court held that a governmental entity, when it is acting in its proprietary capacity as owner or manager of property and is participating in the construction industry marketplace much as a private employer, can utilize a PLA without conflicting with federal law. On March 28, 1996 the New York State Court of Appeals determined State Law allows the use of PLAs on publicly owned projects. In that case, involving the repair and refurbishing of the Tappan Zee Bridge, the Court emphasized the need for the PLA to foster the dual purposes underlying the State's various competitive bidding laws: (1) protecting public fisc and (2) avoiding favoritism, fraud or corruption. For additional details, see *New York State Chapter, Inc. v. New York State Thruway Auth.*, 88 N.Y.2d 56, 643 N.Y.S.2d 480 (1996) (sometimes referred to as the "Tappan Zee" case).

The Courts place great emphasis on the importance of potential cost savings to the public through the use of a PLA. This was clearly the message when the Court rejected employing a PLA in a companion case involving the Roswell Park Cancer Institute in Buffalo. In that case, the Courts prohibited the use of a PLA because of insufficient evidence that the Dormitory Authority intended it as a cost saving device.

As set forth in Section 222 of New York State Labor Law, a state agency or any political subdivision thereof having jurisdiction over a public works project may require a contractor to enter into a PLA when the agency determines that its interest is best met with application of a PLA that:

- 1) obtains the best work at the lowest price in the construction process;
- 2) prevents favoritism, fraud and corruption; and
- 3) is based on other factors such as the impact of delays, the possibility of cost savings advantages and history of labor unrest in the area.

Monroe County (the County) is in the process of procuring construction contracts for the Tropical Exhibit and Main Entry Plaza Project (the Project). The Project, which is Phase 2 of the Seneca Park Zoo Maser Plan, has an estimated construction cost of approximately \$109 million. Based upon the scope and schedule for this Project and consistent with New York State Labor Law Section 222, the County is considering the use of a PLA for which the terms have not yet been negotiated.

The County has retained Seeler Engineering, P.C. (Seeler), an independent consultant experienced in the development and implementation of PLAs, to conduct a thorough analysis of the costs/benefits of a PLA for this Project. In preparing this report, Seeler evaluated the key aspects of the Project scope to assess

areas of potential costs/benefits against PLA terms and conditions successfully negotiated in previous agreements in the area. The results of this independent study will serve as the basis for the decision to proceed with negotiations on a PLA for this Project.

1.2 Tropical Exhibit and Main Entry Plaza Project

The Seneca Park Zoo (the Zoo) is a 20-acre zoo located in Rochester. The Zoo is home to over 90 species including mammals, reptiles, birds, amphibians, fish, and arachnids. The zoo is operated by Monroe County. In 2018, the Zoo began a multi-year transformation as outlined in their Master Plan to increase the Zoo's footprint by over 20 percent as well as adding new species, best-in-class habitats, and improved services.

The Tropical Exhibit and Main Entry Plaza Project will focus on the construction of a new Front Entry Complex as well as the construction of a new Tropics Building. The new Front Entry Complex will focus on offering an exceptional guest experience while the new Tropics Building will provide habitats that foster enrichment and enhanced animal welfare.

1.3 Our Study

This study includes an assessment of the economic and non-economic considerations of a PLA. Seeler analyzed the existing applicable area Collective Bargaining Agreements (CBAs) of 17 labor craft unions (with 22 agreements). The CBAs would govern construction on the Project in the absence of a PLA. Seeler's study identifies Project components where the use of a PLA can result in a reduced total Project labor cost.

Given the nature and size of this Project, as well as the make-up of the market, we would expect, in the absence of a PLA, on a dollar basis, the percent of successful unionized contractors and sub-contractors covered by one or more of the applicable CBAs to be a minimum of 65 percent. This projection is based upon the author's review of projects recently executed in the Rochester Region (the Region), as well as an understanding of the construction labor supply and demand in the Region, the size of the Project, the nature and makeup of contractors in the Region who routinely execute this type of work, and previous projects constructed in the Region with and without PLAs. For a project of this size and nature, we would not expect to see a significant number of new contractors/subcontractors from outside the Region.

1.4 Summary

Project cost savings estimated for the Project were prepared based upon contract provisions routinely negotiated into PLAs in the Region and are summarized below.

1.4.1 Project Cost Savings: Labor

We estimate that a PLA could result in a savings of \$846,600 or approximately 3.3 percent of the projected cost of labor for the entire Project (estimated at \$25,519,100). Cost savings attributed to each potential change in current CBAs are presented below.

| Item No. | Provision | Savings |
|----------|-----------------------------------|-----------------------|
| 1 | Flexible Shift Start Times | \$ 57,000 |
| 2 | Industry Funds | \$ 65,100 |
| 3 | Union Apprentice Ratios | \$ 10,400 |
| 4 | Non-Union Apprentice Program | \$ 128,500 |
| 5 | Guaranteed Pay | \$ 15,800 |
| 6 | No Holiday Pay | \$ 65,000 |
| 7 | Shift Work | \$ 3,500 |
| 8 | Offsite Fabrication | \$ 50,900 |
| 9 | Work Break Time Reduction | \$ 95,500 |
| 10 | Wage Concessions | \$ 224,700 |
| 11 | Management Rights | \$ 196,600 |
| 12 | Rochester Careers in Construction | \$ (66,400) |
| | Total Savings | \$ 846,600 |
| | Total Labor Cost | \$ 25,519,100 |
| | Total Savings Percentage | 3.3% |
| | Total Construction Cost | \$ 109,000,000 |

1.4.2 Project Cost Savings: Wicks Law Exemption

Use of a PLA exempts the Project from the requirements of the Wicks Law. While not directly related to labor cost reductions, the ability to implement the Project without the requirement to follow the Wicks Law has shown significant Project cost reduction through increased efficiency in coordination. We anticipate that the benefits of exemption from the Wicks Law are definable and would be effective when applied to this Project. Project cost savings are estimated to be approximately \$2.3 Million. The benefits of Wicks Law Exemption and the savings related are discussed further in Section 5 of this report. These savings are available whether or not the Project team executes Phase 2A and Phase 2B together as one contract or as two separate contracts.

1.4.3 Project Cost Savings: Total

We estimate, therefore, that total savings from labor cost reductions and the Wicks exemption could reach nearly \$3.2 Million for a total Project construction cost of \$109 Million, which is approximately a 2.9 percent savings on overall construction cost.

1.4.4 Non-Economic Considerations

Labor Harmony

PLAs can help avoid the costly delays of potential strikes and other disruptions arising from work disputes to ensure a timely project completion with a prohibition on strikes and other forms of job actions. PLAs can also expand worker harmony through the use of uniform work rules that reduce conflicts, uniform rules for settlements of disputes, and clear procedures for resolution of jurisdictional claims and disputes. During the planned construction period, over half of the local CBAs are set to expire. The Rochester Region trades are noted to be strong advocates for the use of local union labor as frequently evidenced by job site demonstrations. Long or disruptive job actions,

however have not been noted in recent history. We therefore assess risk of job actions that would significantly impact the planned Project to be low.

Equal Opportunity and Workforce Training Objectives

Other benefits not easily translated into economic savings include enhanced workforce diversity and training objectives. Project specific objectives consistent with County policies and objectives are anticipated for this Project. Numerical goals relating to workforce diversity have not been established nor have extraordinary recruitment and training objectives, therefore, enhanced language regarding workforce diversity and/or recruitment and training offers no significant benefit to this Project. Use of a PLA would also provide access to qualified contractor apprentices who would otherwise have none. This access is considered a cost saving benefit and is addressed further in the cost savings section of this report.

Minority/Women Business Enterprise (M/WBE) participation

Minority/Women Business Enterprise participation in the Project is also an important objective. Project specific M/WBE goals of 12 percent Minority and three percent Women Business Enterprises are required for all County-funded projects and will be included in this Project. These goals may increase as additional state funding is anticipated for this Project. Union affiliation in the M/WBE business sector in the Rochester Region is not uniform for all crafts or trades. A PLA could incorporate language addressing the unique challenges and needs faced by M/WBE contractors and is, therefore, considered a benefit.

Section 2 – Project Description

2.1 Scope

Phase 2A & 2B of the Zoo's multi-year transformation will focus on the construction of a new Front Entry Complex as well as the construction of a new Tropics Building. Phase 2A, the new Front Entry Complex, will include the demolition of the existing Admission Building, Ticketing Structures, RPZ Building, Gift Shop Structure, Education Outreach Structure and other miscellaneous site demolition of the existing plaza and drop off area. A new Front Entry Complex will then be constructed to house the Welcome Center, Zoo Shop and Education & Conservation Center with a second-floor suite. Temporary structures will be constructed to provide the needed services to the visitors of the zoo while construction is underway. The Entry Plaza will be re-constructed including landscaping and hardscaping with some modifications at the Trolley/Bus drop off. The East Service Drive (access road) will also be reconstructed as well as miscellaneous parking lot modifications including restriping and adding a raised pedestrian walk through the center. The East Service Drive entry will need to be completed prior to the start of Phase 2B.

Phase 2B will include the construction of a new Tropics Building with the goal of creating a living, breathing tropical forest environment that serves as an authentic year-round visitor's experience and world class animal habitats. The Tropics Building will be a transparent structure located just inside the main entry of the zoo and will feature new exhibits including an indoor rainforest and animal habitat exhibits, and outdoor animal habitat exhibits, public galleries and an aquarium. Phase 2B will also include a new warehouse building and service areas to assist staff with routine maintenance. The new Tropics Building will be constructed with all new structures including electrical, plumbing, HVAC, fire protection, and building system components as well as exterior improvements to connect with the existing Zoo.

2.2 Schedule

A preliminary construction schedule has been established for the Project and is included as Appendix A. The overall Project construction duration is projected to be 37 months. Phase 2A construction is anticipated to start in October of 2022 with all work to be substantially completed by March of 2023. Phase 2B construction is anticipated to start in September of 2023 with all work to be substantially completed by November of 2025.

There are components of Phase 2A such as the access road that will need to be constructed prior to the start of construction on the Tropics Building of Phase 2B. Additionally, there will be minor restrictions on when some work activities can be performed such as planned utility outages that will need to be conducted during off hours as the Zoo will remain open and operational for the duration of the Project. Therefore, construction activities at the Zoo will require careful planning and scheduling to avoid unintended consequences, disruptions to the Project, as well as to maintain the safety of the visitors to the Zoo and the health and safety of the animals. Based on the size and nature of the Project, the anticipated construction schedule, while not lavish, is considered sufficient to complete the Project without extensive use of unique work schedules that result in labor premiums.

2.3 Construction Costs

The Project team has prepared a preliminary Project cost estimate. The total Project cost is estimated at \$121 million, with Project construction costs for work that would be covered by any PLA valued at \$109 million. A copy of the estimate is included in Appendix B.

Section 3 – Estimate of Craft Labor Needs

3.1 Craft Labor Breakdown

Nineteen craft labor unions would represent the construction industry in the Region. A complete listing of the unions is presented on Table 1. Of this number, 17 craft labor unions with 22 agreements would have active involvement in the work planned for the Project, and includes the Bricklayers (separate Building and Heavy & Highway agreements), Carpenters (separate Building and Heavy & Highway agreements), Cement Masons, Electrical Workers, Elevator Constructors, Glaziers, Heat & Frost Insulators, Iron Workers, Laborers (separate Building and Heavy & Highway agreements), Operating Engineers (separate Building, Heavy & Highway and Technical agreements), Painters, Plasterers, Plumbers & Steamfitters, Roofers, Sheet Metal Workers, Sprinkler Fitters and Teamsters. The work included in this study is subject to both Building and Heavy & Highway agreements for those trades where separate agreements for Building and Heavy & Highway work have been established. Trades which have separate agreements for Building and Heavy & Highway work include the Bricklayers, Carpenters, Laborers, Operating Engineers, and Teamsters.

Table 2 includes work area labor breakdowns for the Project. This analysis estimates that nearly 443,000 craft labor hours will be required to complete construction work for the Project. Demand for craft labor will be immediate upon initiation of the construction activities.

In the absence of a PLA, we would expect, on a dollar basis, the percent of successful unionized contractors and sub-contractors covered by one or more of the applicable CBAs to be a minimum of 65 percent. These projections are based upon the author's in-depth knowledge of construction labor supply and demand in the Rochester Region, as well as the size of the Project, and the nature and makeup of contractors in the Region who routinely execute this type of project. For a project of this size and nature, we would not expect to see a significant number of new contractors/subcontractors from outside the Region.

As such, our Detailed Cost Savings Calculations (Appendix C) contained in this report are based on the projections that 65 percent of the Project would be executed by unionized contractors.

3.2 Projected Labor Costs

Seeler projected labor costs for the Project utilizing applicable journeyman wage and benefit rates. The craft labor cost (wages and benefits) for the Project is estimated at \$25,519,100 or 23.4 percent of the anticipated construction cost, with the actual percentage varying on individual components from 20 to 50 percent.

Section 4 – Summary of Existing Agreements

4.1 Existing Agreements

Seeler has developed a comparative analysis of the 17 applicable crafts with 22 agreements. The crafts analyzed are the Bricklayers (separate Building and Heavy & Highway agreements), Carpenters (separate Building and Heavy & Highway agreements), Cement Masons, Electrical Workers, Elevator Constructors, Glaziers, Heat & Frost Insulators, Iron Workers, Laborers (separate Building and Heavy & Highway agreements), Operating Engineers (separate Building, Heavy & Highway and Technical agreements), Painters, Plasterers, Plumbers & Steamfitters, Roofers, Sheet Metal Workers, Sprinkler Fitters and Teamsters. The work included in this study is subject to both Building and Heavy & Highway agreements for those trades where separate agreements for Building and Heavy & Highway work have been established. Trades which have separate agreements for Building and Heavy & Highway work include the Bricklayers, Carpenters, Laborers, Operating Engineers and Teamsters. Significant aspects of each of the 22 agreements are summarized in Table 3. The intent of the review is to identify areas of improvement that may be realized through the use of a PLA to achieve potential Project labor cost reductions. A brief synopsis of the terms of the existing agreements is presented below. It is important to note that while the Elevator Constructors are expected to have involvement on this Project, they typically do not participate in PLA agreements with the exception of the No Strike Clause and the Dispute Resolution Clause.

4.1.1 Contract Duration/Expiration Date

Contract durations range from two to five years, with majority of the agreements established at either three- or five-year durations. Thirteen of the applicable agreements are set to expire at the start or during the planned Project construction period and will require renewal. Those agreements are:

- Electrical Workers (5/31/2024)
- Heat & Frost Insulators (5/31/2023)
- Iron Workers (6/30/2024)
- Laborers – Building (4/30/2024)
- Laborers – Heavy & Highway (3/31/2024)
- Operating Engineers – Building (2/28/2023)
- Operating Engineers – Heavy & Highway (3/31/2023)
- Plasterers (3/31/2023)
- Plumbers & Steamfitters (4/30/2025)
- Roofers (6/1/2024)
- Sheet Metal Workers (4/28/2024)
- Sprinkler Fitters (3/31/2025)
- Teamsters – Heavy & Highway (3/31/2024)

Should there be any significant disruption during contract renewal negotiations, the objective of completing all Project components on time could be jeopardized.

4.1.2 Regular Work Hours/Regular Work Day

Regular work hours/work day designations are not consistent between agreements. Although all of the agreements standardize on a five-day, 40-hour work week, many of the agreements allow four

10-hour days as an alternative to the extent permitted by law and/or with permission from the union. Specific start and quitting times are not consistent between the unions; however, they do state that the hours must be consecutive with a one-half hour lunch.

4.1.3 Overtime

All agreements provide time and a half pay for overtime work on weekdays and Saturdays, and two times pay for Sundays and holidays.

4.1.4 Guaranteed Pay

All of the agreements, with the exception of the Heat & Frost Insulators and Ironworkers require two or more hours pay for reporting in at their designated hourly rate. Ironworkers require \$35 per hour for the first two hours if the employee shows up and no work is provided due to weather or any other unforeseen condition. The Heat & Frost Insulators do not address Guaranteed Pay. Some agreements require payment only if the event is not controlled by the employer, while others require it regardless. The Operating Engineers essentially guarantee a minimum of three full days of pay once the work week begins regardless of the hours actually worked. In some instances, these guarantees can be as much as 40 hours. All of the unions allow Saturdays as a make-up day at straight time pay for weather related delays.

4.1.5 Shift Work/Single Irregular Shifts

The agreements vary regarding shift work. Nearly half of the agreements shorten the hours worked for the second and third shift (7.5 hours for the second shift and 7 hours for the third shift) but require eight hours of pay when three shifts are worked. Other agreements carry an hourly premium of up to 17.3 percent for second shifts and 31.4 percent for third shifts but require the full eight hours of work. Additionally, the Carpenters (Heavy & Highway), Glaziers, Laborers (Heavy & Highway), Operating Engineers (Heavy & Highway) and Painters specify a night shift, or single irregular shift premium for any shift that has a starting time outside the normal working hours. These premiums range from \$1.75 to \$2.50 above the applicable rate.

4.1.6 Holidays

The agreements vary on holiday pay. All unions standardize on six recognized holidays: Christmas, New Years, Thanksgiving, Labor Day, Memorial Day and Independence Day. The Carpenters, Elevator Constructors, Laborers (Heavy & Highway) and Operating Engineers (all) receive a paid day off of work, however the requirements vary by agreement. The Laborers (Heavy & Highway) and Operating Engineers (Heavy & Highway and Technical) must work one day before and one day after the designated holiday. The Carpenters (Heavy & Highway) must also work one day before and one day after, however they only receive holiday pay for the 4th of July and Labor Day. The Operating Engineers (Building) must work five days before and one day after to receive a paid day off. The Elevator Constructors must be on the company payroll within the last week.

4.1.7 Apprentice Ratios

The ratios vary and change with the number of Journeymen at the site. For example, many unions allow the first Apprentice with the first Journeyman. While one Apprentice is usually allowed initially, once staffing grows beyond a small labor force, the following ratios have been established:

| Journeyman/Apprentice Ratio | Number of Agreements |
|-----------------------------|----------------------|
| 1/1 | 1 |
| 1/0 | 1 |
| 2/1 | 2 |
| 3/1 | 13 |
| 3/2 | 1 |
| 4/1 | 3 |
| 5/1 | 1 |

4.1.8 Mileage and Parking

Most agreements do not address mileage reimbursement. Some agreements, such as the Bricklayers, require mileage to be paid at the current IRS rate when traveling from job to job. Other agreements, such as the Sheet Metal Workers require mileage to be paid when employees are required to use personal vehicles outside the designated free zone.

4.1.9 Off-Site Fabrication

Off-site fabrication rules vary from agreement to agreement. For example, the Plumbers & Steamfitters agreement states that prefabrication of welded pipe formation, lap joint work, and re-facing of flanges shall be performed within their jurisdiction and paid at the prevailing building construction wage rates. Other crafts, such as the Carpenters, have similar language that could restrict flexibility in the use and selection of off-site fabricators.

4.1.10 Management Rights

Most existing agreements do not contain a "Management's Rights" clause which would give contractors greater flexibility to control and manage the Project work, including control of the level of staffing and control/selection of key personnel such as the Foreman.

4.2 Labor Unrest

In accordance with Section 222 of New York Labor Law, we reviewed the general labor climate in upstate New York State (excluding New York City and Long Island). While construction trade unions have generally avoided participation in work stoppages, they have been active in organizing picketing activities across the state to raise awareness of construction labor issues in the area. Our review revealed a mixed picture.

4.2.1 Labor Unrest Statewide

- In 2019 over 70 demonstrations took place by the Operating Engineers alone across New York. The demonstrations included the use of banners and other visuals.
- In October 2019, the Upstate New York Operating Engineers Local 158 picketed with "Scabby the Rat" to protest a subcontractor on the North Campus Residential Expansion Project at Cornell University for paying its workers substandard wages. Demonstrations in the town of Schodack over the use of a non-local contractor for site preparations for the new Amazon warehouse also included the use of three large inflatable rats.

- In August of 2019, the Greater Capital Region Building & Construction Trades Council held a rally outside the construction site for the Hyatt Place Hotel in downtown Albany over the use of non-unionized laborers, despite the developer receiving millions of dollars in tax incentives. The local unions had been protesting for 50 days straight at the time of the rally.
- In August 2018, Tompkins-Cortland Building & Construction Trades Council union members picketed to draw public attention to the lack of local building trades involved in construction of the Maplewood student housing complex at Cornell University.
- In May of 2018, the Carpenters picketed at the \$20 million state-subsidized Electric City Apartments construction project over the use of non-union labor being paid far less than the prevailing wage.
- In January of 2018, a dispute lasting over one year was settled between the Capital Region construction trades and the Albany Hilton Hotel over the use of non-union contractors and payment of substandard wages.
- Several years ago, the Buffalo Building and Construction Trades Council received a favorable ruling from the courts establishing a “two-minute” rule that sets a precedent for the amount of time picketers could take to cross a project site entrance. The ruling delays entry to the project site by two minutes for every vehicle entering or leaving. Such actions could have significant impact on project productivity as demonstrated in January of 2018 by members of the Carpenters Union and Laborers Union who picketed outside the Ellicott Development Company site in Buffalo because contractors from Buffalo and Rochester did not pay the area standard wage. The dispute was settled after three weeks of project slowdown and delay. Cost impacts to the project have not yet been determined.

4.2.2 Regional Labor Unrest

The Rochester Region has generally been free of construction labor unrest in recent years due to high demand for specialty trades such as Plumbers and Electricians. There have been no strikes among construction trade unions. However, there have been several picketing activities in recent years, including:

- In 2018 there were picketing activities organized by the carpenter unions including an event in April where members of the Northeast Regional Council of Carpenters Local 276 picketed against Hewitt Young Electric in Rochester for using an out of the area non-union carpentry contractor for their office renovations.
- There was a picketing event at a Rochester Wegmans grocery store in September 2013 by the Teamsters Local 118 related to the union’s filing of a claim against Wegmans for unfair labor practices. Local 118 also threatened a Kraft-Heinz plant shutdown due to a contract dispute in 2015 and was awarded a legal victory in October 2017 from a labor dispute against Palmer Food Company.

4.2.3 Labor Employment/Unemployment Statistics

Unsurprisingly, there was a large spike in unemployment caused by the COVID-19 pandemic and associated economic shutdown throughout New York State in early 2020. But as the State starts to re-open, those numbers are beginning to drop again as evident over the past year. The 52-county Upstate New York region's unemployment rate stood at 2.8 percent in December 2021, a decrease from 6.2 percent in December 2020. The labor force, however, has decreased by 151,200 from December 2020 and December 2021 as many workers were sent home because of the pandemic and have either not returned to the workforce or have relocated. Additionally, the Rochester Region, like most areas of New York State and the United States, has looming labor shortages in most of the skilled trades due to aging of the workforce and lack of new skilled workers entering the workforce. As demands on skilled labor increase, availability will decrease, and access to skilled workers through hiring halls and certified apprenticeship programs will be even more valuable. This gives union workers greater strength at the bargaining table, increases the potential for confrontation in local bargaining, and increases the potential for labor disruption as local area bargaining agreements go through the negotiation process.

4.2.4 Summary

With the current unemployment conditions, we view the labor market in the Rochester Region as stable in the short-term. However, the labor market could begin to tighten over the next few years as the labor market returns to pre-COVID-19 conditions and the looming labor shortages in most of the skilled trades continue to increase.

The Rochester Region trades are noted to be strong advocates for the use of local union labor as frequently evidenced by job site demonstrations. The trades will continue to actively advocate for the employment of local, union labor. Various types of project site demonstrations such as bannerling, hand billing, and picketing are likely to become more common occurrences; however, strikes of any significant duration are not expected in the near term. We therefore assess risk of job actions that would significantly impact the planned Project to be low.

Section 5 – Economic Considerations

5.1 General

We conducted an analysis of potential cost savings for the Project utilizing the projected labor craft hours, wage rates currently in effect, and contract provisions routinely negotiated into other PLAs in the Rochester Region. Given the nature and size of this Project, and the make-up of the market, in the absence of a PLA, we would expect, on a dollar basis, the percentage of successful unionized contractors and subcontractors covered by one or more of the applicable CBAs to be a minimum of 65 percent. These projections are based upon the author's review of projects recently executed in the Rochester Region, as well as an understanding of the construction labor supply and demand in the Region, the size of the Project, the nature and makeup of contractors in the Region who routinely execute this type of project, and previous projects constructed in the Region with and without PLAs. It is important to note that while the Elevator Constructors are expected to have involvement on this Project, they typically do not participate in PLA agreements with the exception of the No Strike Clause and the Dispute Resolution Clause. Therefore, no savings associated with the Elevator Constructors have been reflected in this analysis.

5.2 Labor Cost Savings Attributed to the Use of a PLA

Labor cost savings estimated for the Project were prepared based upon contract provisions routinely negotiated into PLAs in the Region. The potential for economic savings for each contract provision is discussed below.

5.2.1 Flexible Shift Start Times

A PLA could provide flexibility for the contractors/subcontractors to set start times between the hours of 6 a.m. and 9 a.m. and use special shift start and finish times to fit the needs of the assignment. This would give the contractor the ability to schedule the work day to maximize productivity. Flexible hour schedules could accommodate for seasonal daylight and after-hours work, which would enhance productivity. Increased productivity with the flexibility of start times is estimated to translate into approximately one hour per week per person productivity gained. This analysis assumes that the productivity gained through the coordination of start times would only be needed for work elements of the Electrical Workers, Plumbers & Steamfitters, Sheet Metal Workers and Sprinkler Fitters. This analysis also assumes savings related to the use of flexible shift start times would be applicable to summer months only (June, July & August) for the duration of the Project. Savings resulting from the implementation of flexible shift start times is estimated to be approximately \$57,000.

5.2.2 Industry Fund Payments

A PLA could limit the workers' pay to base wages and fringe benefit payments as published in the prevailing wage schedules. This, in turn, would avoid collectively bargained payments, such as Industry Promotion Funds, which are in excess of those required by/for public works projects. These payments range from \$0.00 to as much as \$2.68. Based on anticipated labor loadings, it is projected that savings from this provision would be approximately \$65,100.

5.2.3 Union Apprentice Ratios

A PLA could agree to apprentice ratios equal to or better than those set by the New York State Department of Labor. This translates to apprentice ratios of 3 to 1 or better. A reduction in labor cost

would be realized by moving several of the crafts to this ratio. We have applied this projection only to union employers (65 percent). We have projected that crew sizes large enough to utilize apprentice ratios to their fullest would represent approximately 20 percent of the projected union labor hours for all crafts. Based on anticipated labor loadings, it is projected that savings from this provision would be approximately \$10,400.

5.2.4 Non-Union Apprentice Program Participation

A PLA could provide access to a qualified pool of apprentices for non-union contractors otherwise not available. This is of increased importance given the County's pilot program regarding apprentice participation including very specific numerical goals. This provision allows non-union contractors (who do not have state approved apprentice programs) to obtain qualified apprentices through the referral process and thus lower overall crew labor cost. We have projected that crew sizes large enough to utilize apprentice ratios and the mix of contractors that could likely participate to their fullest would represent approximately 20 percent of the projected non-union labor hours for all crafts. Based on anticipated labor loadings, it is projected that savings from this provision would be approximately \$128,500.

5.2.5 Guaranteed Pay

A PLA could eliminate guaranteed pay in its entirety and replace it with a travel allowance equivalent to one hour's pay. Standardizing on this provision for all trades and assuming two events total (one event for each phase) during the Project results in an estimated savings of \$15,800.

5.2.6 Holiday Pay

A PLA could eliminate the requirement of holiday pay for the Carpenters, Laborers, and Operating Engineers. Our analysis assumes a total of 17 applicable holidays for the duration of the Project spread over the two phases. Our analysis also assumes Project shutdown over Christmas and New Year's Day; therefore, they were excluded from the savings calculations. The total estimated savings is \$65,000.

5.2.7 Shift Work

A PLA could reduce applicable shift premiums by standardizing on a five percent premium for a second shift with no reduction in the hours worked (i.e., 8 hours of work for 8 hours of pay) when premiums are required by applicable CBAs. Based on the scope of work and the anticipated schedule, it is anticipated that the need for shift work will be minimal and limited to planned temporary utility outages that can only be performed during Zoo off hours. Our analysis assumes approximately two percent of the total project hours will be subject to multiple shifts. Of that, approximately 40 percent of those hours will be on a second shift. Therefore, the total estimated savings would be approximately \$3,500.

5.2.8 Off-Site Fabrication

A PLA could limit off-site work subject to prevailing wage and union agreements to that work defined by Section 222 or that specifically covered by a CBA. This would allow for some work to be performed off-site and not be subject to prevailing wage rate requirements. Based upon this our analysis projects that this off-site work would be applicable to approximately two percent of the total craft hours for the Electrical Workers, Ironworkers and Plumbers & Steamfitters, and five percent of the total craft

hours for the Carpenters and Sheet Metal Workers. No off-site work is projected for the access road in Phase 2A. The off-site work performed by the above-mentioned crafts is estimated to reduce costs by 20 percent. The estimated savings is \$50,900.

5.2.9 Work Break Time Reduction

A PLA could eliminate the daily ritual of an organized work break to which Union workers are entitled. While each worker would be allowed to have a coffee container near their work area and take a brief break, an increase in productivity would be realized when workers do not leave the work area. We estimate that this practice would increase productivity for each worker each day by five minutes. Our analysis projects that reducing the duration of downtime every day for every worker on site by five minutes would result in a savings of approximately \$95,500.

5.2.10 Wage Concessions

A PLA could allow for a wage concession through the reclassification of site/utility work outside the Front Entry and Tropics Building from Heavy & Highway to Building rate. Successful negotiations for past projects have resulted in the elimination of premiums associated with the Heavy & Highway rate structure by reclassifying the work as subject to Building agreements only. This type of concession could result in wage and benefit rate reductions for the Bricklayers, Carpenters, Laborers, Operating Engineers and Teamsters. As this savings provision is applicable to all workers at the site regardless of union affiliation, the estimated savings by reclassifying the work is projected to be \$224,700.

5.2.11 Management Rights/Jurisdictional Requirements

A PLA could contain very strong Management Rights language whereby management retains full and exclusive authority for the management of the operation including the hiring, promotion, transfer, layoff, discipline or discharge for just cause of employees, the selection of foremen, the assignment and scheduling of work, the promulgation of reasonable work rules, the requirements for overtime and the number and identity of employees engaged in the work. Such language coupled with uniform dispute resolution procedures, which prevent work disruption while disputes are resolved, provide significant efficiencies in the workforce.

For large or complex projects with high labor loadings, savings of two percent of the labor costs from these clearly established management rights are typically realized. For smaller or less complex projects with moderate schedules and less intense labor loadings, these advantages are reduced to 0.5 percent.

Further adjustments are made to small projects when considering the effect of jurisdictional restrictions. In an open shop environment, workers would be allowed to perform the work of more than one trade over the work day. While prevailing wage requirements would dictate that they must be compensated for the work of each trade in accordance with the applicable schedule in effect for that trade, they would still be allowed to perform the differing tasks. Union agreements and, by their nature, PLAs would restrict the work of the governing trade, thereby prohibiting crossover to take place. The crossover of individual workers from one trade activity to another in a single day's work is more frequent on smaller, less intense projects. This practice also occurs more frequently in the general building construction trades than in other crafts.

A strong management rights clause in a PLA could provide additional value given the need to coordinate the efforts of multiple labor crafts in a very efficient manner. We anticipate a 0.25 percent cost advantage for enhanced management rights language offered by the use of a PLA. Savings are projected to be \$196,600.

5.2.12 Workforce Development - Rochester Careers in Construction

A recent County implemented PLA established a contribution to Rochester Careers in Construction, Inc., a New York not-for-profit corporation. The program, funded by this contribution, is directed at recruitment, development and training of minorities and women to enter the construction trades as a career as well as for more immediate employment on this Project. Participation in this program is consistent with the long-term County objectives of enhancing diversity in the construction industry and providing long-term employment opportunities for minorities and women and is complementary to the apprentice training pilot program recently announced by the County. This feature adds \$66,400, the equivalent of \$0.15/hour for each projected hour to be worked, to the cost of the Project.

5.2.13 Productivity Gain 10-Hour Days

A PLA could provide flexibility in the regular work week by allowing a contractor to use a four 10-hour day schedule or a regular day without requiring permission or consent from the union or formal waiver from the Department of Labor. This would eliminate the setup and breakdown time for one work day each week. Savings are estimated to be approximately one hour per week per person. However, based on the scope and schedule for the Project, it is not anticipated that a contractor will utilize a four 10-hour day schedule for the Project. On that basis, it is not anticipated that language included in the PLA giving the contractor flexibility to implement such a schedule would result in any savings to the Project. However, should there be any scheduling changes requiring the use of a four 10-hour day schedule, this term would provide measurable benefit to the Project, and therefore would be beneficial to include in a PLA if one is negotiated.

5.2.14 Night Work

A PLA could reduce applicable governmentally mandated single irregular shift premiums by \$1.00 when premiums are required by applicable CBAs. However, based on the anticipated schedule, it is not anticipated that a contractor will utilize a single irregular shift operation for the Project. As such, we are not projecting any savings from reducing the applicable governmentally mandated single irregular shift premiums. Should there be any scheduling changes requiring the use of a single irregular shift, this term would provide measurable benefit to the Project, and therefore would be beneficial to include in a PLA if one is negotiated.

5.2.15 Contract Duration/Expiration Date

A PLA could prohibit strikes and lock-outs or other job actions for the duration of the agreement. This would avoid the potential for work stoppages or picketing that would trigger the two-minute ruling resulting from wage and benefit negotiation at the end of each craft's local area agreement. It would also ensure uninterrupted project completion. While there is value implied by the security this term would provide, no explicit calculation of savings is made for this report.

5.3 Other Economic Savings Attributable to a PLA

Additional savings not directly related to labor are projected for the Project based upon negotiated contract provisions. These other economic savings are discussed in detail below.

5.3.1 Wicks Law Exemption

Projects implemented by governmental agencies subject to Section 222 of the NYS Labor Law can be exempt from the requirements of the Wicks Law if a Project Labor Agreement is used. The Wicks Law requires that public works projects of a certain nature use multiple prime contractors, in a designated fashion, rather than allowing a single contractor on construction projects. In the absence of a PLA, the Wicks Law would be applicable to this Project. Various studies have reported added cost to construction from Wicks Law compliance ranging between 10% and 30% of the total construction costs. See, for example, the reports prepared by the New York State Division of Budget (May 1987) and New York State School Boards Association (March 1991) indicating that elimination of the requirements for applicable components of the project to comply with Wicks Law would reduce construction costs by 24 to 30 percent and 20 to 30 percent respectively. The Project team is currently considering application of an exemption for the Project. Assessing savings on aspects related to electrical, HVAC, and plumbing work for the Front Entry and Tropics Building (construction cost estimated to be approximately \$23,100,000) would result in a range of savings from \$4.6 Million to more than \$6.9 Million. Assuming the Wicks Law exemption would be applicable to the above-mentioned work and using a modest ten percent reduction in cost, the savings to the Project would represent \$2.3 Million. Because a PLA is the only way to exempt a project Wicks Law application under Section 222, the savings from that avoidance should be considered itself related to the PLA.

5.4 Summary

On the basis of the projections above, we estimate that using a PLA could result in an estimated savings of \$846,600 in direct labor costs or approximately 3.3 percent of the projected total cost of labor for the Project (estimated at \$25,519,100). Additional savings of \$2.3 Million are derived from Wicks Law exemption. Total savings from labor cost reductions and the Wicks exemption could reach nearly \$3.2 Million for a total Project construction cost of \$109 Million, which is approximately a 2.9 percent savings on overall construction cost.

Section 6 – Additional Considerations

Use of a PLA can offer additional non-economic benefits. These are difficult to precisely quantify in monetary terms at this time but could nonetheless be significant factors in the overall success of the Project.

6.1 Labor Stability

As this Project is located at the Seneca Park Zoo, the need for careful planning and scheduling and close coordination of labor activities is amplified as to not disrupt the visitors or staff. Should there be any significant disruption to the supply of labor, or job actions over the use of non-union or non-local labor, the Project could be disrupted and the objective of completing all Project components on time would be jeopardized.

Prior to the COVID-19 pandemic, the Rochester Region was becoming an increasingly strained labor market. However, given the current levels of unemployment within the regional construction industry, we view the current market as stable in the near term. Assuming a return to normalcy by year's end (2022), we would anticipate the labor market to begin tightening again over the next few years. Any disruption, while difficult to precisely quantify, would have an impact to the Project. For projects with multiple crafts working under multiple contracts/subcontracts, disruptions can result in claims of delay by individual contractor/sub-contractors working on the site who are dependent upon the performance of other contractors/sub-contractors subject to the action. Further, Project administrative costs, such as additional costs for architectural/engineering oversight and interim Project financing would be incurred. At a minimum, an estimated \$15,000 to \$25,000/month in Project administration and engineering oversight costs would be expected. Given the recent inflationary indications, unplanned delays in project execution could also translate into significant unanticipated rises in future construction costs. A PLA could be an effective tool in reducing or eliminating these risks.

6.2 The "Tag Along Provision"

Key provisions of any Project Labor Agreement include the "Union Recognition and Employment" provisions, specifically the Union Referral requirement. Commonly referred to as the "Tag Along" requirement, this provision governs the process of bringing craft workers to the Project. All craft workers are required to pass through the job referral systems and hiring halls established by the unions. The "Tag Along" provision specifically allows a contractor who is not signatory to a collective bargaining agreement to bring his/her own core employees to the Project. The number of core employees brought to the job is limited by the agreement on the basis of a percentage of the workforce on the Project, thus typically increasing the number of workers delivered to the Project by the signatory unions. Historically regional PLAs have established a "Tag Along" requirement of 25 percent with special considerations sometimes provided for M/WBEs working under an approved plan. These special considerations offer significant opportunity for these M/WBEs by allowing a greater percentage of their own staff to participate. The "Tag Along" requirements are often the subject of much debate when considering the application of a PLA. The increased number of workers delivered to the Project by union hiring halls in exchange for the concessions and resultant economic savings to the Project as described in Section 5 is, however, the core element of every negotiation.

6.3 Workforce Enhancement, Recruiting & Training Programs, and M/WBE Programs

Enhanced workforce diversity and training objectives are other benefits not easily translated into economic savings. Project specific objectives consistent with County policies and objectives are anticipated for this Project. Numerical goals relating to workforce diversity have not been established nor have extraordinary recruitment and training objectives, therefore, enhanced language regarding workforce diversity and/or recruitment and training offers no significant benefit to this Project. Use of a PLA would also provide access to qualified contractor apprentices who would otherwise have none. This access is considered a cost saving benefit and is addressed further in the cost savings section of this report.

Minority/Women Business Enterprise participation in the Project is also an important objective. Project specific M/WBE goals of 12 percent Minority and three percent Women Business Enterprises are required for all County-funded projects and are included in this Project. These goals may increase as additional state funding is anticipated for this Project. Union affiliation in the M/WBE business sector in the Rochester Region is not uniform for all crafts or trades. A PLA could incorporate language addressing the unique challenges and needs faced by M/WBE contractors and is, therefore, considered a benefit.

Section 7 - Conclusions

7.1 Conclusions

Based upon the size and scope of the Project, the proposed schedule and the anticipated mix of craft labor, we conclude that a PLA could provide Monroe County with measurable economic benefit. We estimate that using a PLA could result in an estimated savings of \$846,600 in direct labor costs or approximately 3.3 percent of the projected total cost of labor for the Project (estimated at \$25,519,100). Additional savings of \$2.3 Million are derived from Wicks Law exemption. Total savings from labor cost reductions and the Wicks exemption could reach nearly \$3.2 Million for a total Project construction cost of \$109 Million, which is approximately a 2.9 percent savings on overall construction cost.

Non-quantifiable benefits would also be available through the use of a PLA and include:

- 1) avoiding the costly delays of potential strikes, slowdowns, walkouts, picketing and other disruptions arising from work disputes and promoting labor harmony and peace for the duration of the Project;
- 2) standardizing the terms and conditions governing the employment of labor on the Project;
- 3) providing comprehensive and standardized mechanisms for the settlement of work disputes, including those relating to jurisdiction;
- 4) ensuring a reliable source of skilled and experienced labor in an increasingly tightening labor market potentially enhancing the ability to meet required workforce participation goals;
- 5) potentially enhancing M/WBE participation; and
- 6) avoiding favoritism, fraud and/or corruption by ensuring availability of the benefits of the PLA to all successful bidders regardless of union/non-union status or the status of their employees.

In summary, based upon our experience, the use of a PLA would promote a number of Monroe County's stated objectives, including the prudent use of public funds and avoiding favoritism, fraud and/or corruption. Seeler Engineering, P.C. recommends that the County proceed with negotiations for a PLA on the Tropical Exhibit and Main Entry Plaza Project.

Tables

Table 1

Labor Unions Representing the Construction Industry in Monroe County

| Craft | Local Union Number |
|-------------------------|---------------------------|
| Boilermakers | 5 |
| Bricklayers | 3 |
| Carpenters | 276 |
| Cement Masons | 111 |
| Electrical Workers | 86 |
| Elevator Constructors | 27 |
| Glaziers | 4 |
| Heat & Frost Insulators | 26 |
| Iron Workers | 33 |
| Laborers | 435 |
| Millwrights | 1163 |
| Operating Engineers | 158 |
| Painters | 4 |
| Plasterers | 9 |
| Plumbers & Steamfitters | 13 |
| Roofers | 22 |
| Sheet Metal Workers | 46 |
| Sprinkler Fitters | 669 |
| Teamsters | 118 |

Table 2

Total Labor Breakdown by Craft

| Craft | Hours per Craft |
|--------------------------------|------------------------|
| Boilermakers | 0 |
| Bricklayers - Building | 19,836 |
| Bricklayers - H&H | 576 |
| Carpenters - Building | 83,376 |
| Carpenters - H&H | 3,654 |
| Cement Masons | 2,191 |
| Electrical Workers | 39,964 |
| Elevator Constructors | 2,810 |
| Glaziers | 7,107 |
| Heat & Frost Insulators | 32,470 |
| Iron Workers | 26,173 |
| Laborers - Abatement | 142 |
| Laborers - Building | 65,716 |
| Laborers - H&H | 55,666 |
| Millwrights | 0 |
| Operating Engineers - Building | 24,057 |
| Operating Engineers - H&H | 14,769 |
| Operating Engineers - Tech | 2,167 |
| Painters | 3,025 |
| Plasterers | 421 |
| Plumbers & Steamfitters | 32,489 |
| Roofers | 6,967 |
| Sheet Metal Workers | 15,816 |
| Sprinkler Fitters | 2,931 |
| Teamsters - Building | 0 |
| Teamsters - H&H | 637 |
| Total | 442,960 |

Table 3

Tropical Label and Man Entry Plaza Project

Table 3 Key Features of Existing Labor Agreements

Due Diligence Study Monroe County

| Agreement Provisions | Bricklayers - Building | Bricklayers - M&H | Carpenters - Building | Carpenters - M&H | Custom Masons | Electrical Workers | Elevator Constructors | Glaziers | Heat & Frost Insulators | Iron Workers |
|--|--|--|---|--|---|---|--|--|--|--|
| Local Number | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| Contract Expiration | 4/30/2023 | 6/30/2023 | 5/31/2026 | 4/30/2023 | 6/30/2026 | 5/30/2024 | 7/8/2022 | 4/30/2023 | 5/31/2023 | 6/30/2024 |
| Contract Duration | 3 Years | 4 Years | 3 Years | 3 Years | 3 Years | 3 Years | 3 Years | 4 Years | 3 Years | 3 Years |
| Regular Work Week | 40 Hrs Mo - Fri | 40 Hrs Mo - Fri | 40 Hrs Mo - Fri | 40 Hrs Mo - Fri | 40 Hrs Mo - Fri | 40 Hrs Mo - Fri | 40 Hrs Mo - Fri | 40 Hrs Mo - Fri | 40 Hrs Mo - Fri | 40 Hrs Mo - Fri |
| Regular Work Day | 8 hrs/Day + 0.5 hr Lunch | 8 hrs/Day + 0.5 hr Lunch | 8 hrs/Day + 0.5 hr Lunch | 8 hrs/Day + 0.5 hr Lunch | 8 hrs/Day + 0.5 hr Lunch | 8 hrs/Day + 0.5 hr Lunch | 8 hrs/Day + 0.5 hr Lunch | 8 hrs/Day + 0.5 hr Lunch | 8 hrs/Day + 0.5 hr Lunch | 8 hrs/Day + 0.5 hr Lunch |
| Start Time | 6:00 AM Earliest | 6:00 - 8:00 AM set by Contractor | 6:00 - 9:00 AM | 7:00 AM (\$5.00 AM if over 8-) | 8:00 AM | 7:00 AM (Can vary by 1 hour) | 6:00 AM earliest | 6:00 AM - 9:00 AM | 7:00 AM - 8:00 AM | 6:00 AM Earliest |
| 4-30 hour Days | Acceptable with 48 hours notice | Acceptable with 48 hours notice | Acceptable to the extent permitted by law | Acceptable to the extent permitted by law | Not Addressed | Acceptable with 24 hours notice to the Union | Acceptable upon written notification by the Local qualified Representative | Acceptable to the extent permitted by law | Not Addressed | Not Addressed |
| Overtime | 1.5X Outside Regular Work Week/Saturdays | 1.5X Outside Regular Work Week/Saturdays | 1.5X Outside Regular Work Week/Saturdays | 1.5X Outside Regular Work Week/Saturdays | 1.5X Outside Regular Work Week/Saturdays | 1.5X Outside Regular Work Week/Saturday | 1.5X Outside Regular Work Week/Saturday | 1.5X Outside Regular Work Week/Saturday | 1.5X Outside Regular Work Week/Saturday | 1.5X After 4/Outside Work Week/Saturdays |
| 4-30 hour Days | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Argument on Pay Description | 2 Hours paid if employee shows up and no work is provided due to inclement weather | 2 Hours paid if employee shows up and no work is provided | If no work is provided, unless due to inclement weather, utility failure, strike, riot or civil disturbance | If employee shows up and no work is provided | If employee reports for work and no work is provided due to inclement weather | If employee reports to the job and are not put to work due to conditions beyond the control of the employee | If no work is provided, unless beyond control of the company | If no work is provided, unless out of the control of the employer | Not Addressed | If employee reports to work and through no fault of his own is unable to start work because of inclement weather or any other unforeseen condition @ \$25/hr |
| Shift Work | 1st Shift: 8 hrs/8 hrs pay 2nd Shift: 7.5 hrs/8 hrs pay 3rd Shift: 7 hrs/8 hrs pay | 1st Shift: 8 hrs/8 hrs pay 2nd Shift: 7.5 hrs/8 hrs pay 3rd Shift: 7 hrs/8 hrs pay | 1st Shift: 8 hrs/8 hrs pay 2nd Shift: 7% Premium 3rd Shift: 34% Premium | 1st Shift: 8 hrs/8 hrs pay 2nd Shift: 7.5 hrs/8 hrs pay 3rd Shift: 7 hrs/8 hrs pay | 1st Shift: 8 hrs/8 hrs pay 2nd Shift: 7 hrs/8 hrs pay 3rd Shift: 7 hrs/8 hrs pay | 1st Shift: 8 hrs/8 hrs pay + \$7.35 2nd Shift: 8 hrs/8 hrs pay + \$1.4% | 1st Shift: 8 hrs/8 hrs pay 2nd Shift: 7.5 hrs/8 hrs pay + 30% 3rd Shift: 7 hrs/8 hrs pay + 35% | Not Addressed (See Other Section) | 1st Shift: 8 hrs/8 hrs pay 2nd Shift: 8 hrs/8 hrs pay + 15% 3rd Shift: 8 hrs/8 hrs pay + 35% | 1st Shift: 8 hrs/8 hrs pay 2nd Shift: 8 hrs/8 hrs pay + 30% 3rd Shift: 8 hrs/8 hrs pay + 35% |
| Holiday Pay | No | No | No | Yes, Only 4th of July and Labor Day, must work the day before and day after | No | No | Yes, must be on company payroll within the last week | No | No | No |
| Observed Holidays | Memorial Day 4th of July Labor Day Thanksgiving Christmas New Year's Day | Memorial Day 4th of July Labor Day Thanksgiving Christmas New Year's Day | Memorial Day 4th of July Labor Day Thanksgiving Christmas New Year's Day | Memorial Day 4th of July Labor Day Thanksgiving Christmas New Year's Day | Memorial Day 4th of July Labor Day Thanksgiving Christmas New Year's Day | Memorial Day 4th of July Labor Day Thanksgiving Christmas New Year's Day | New Year's Day Memorial Day Independence Day Labor Day Thanksgiving Day Christmas Day | New Year's Day Memorial Day Independence Day Labor Day Thanksgiving Day Christmas Day | New Year's Day Memorial Day Independence Day Labor Day Thanksgiving Day Christmas Day | New Year's Day Christmas Day Memorial Day Fourth of July Thanksgiving Day Labor Day |
| Insurment (Ratio) | 4 | 5 | 3 | 3 | 3 | 3 | 1 | 3 | 3 | 4 |
| Apprentice Ratio | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Rate Job Specific (Y/N) | No | No | No | No | No | No | No | No | No | No |
| Travel/Parking Reimbursement Description | When traveling from job to job, mileage will be paid at IRS Rate | Not Addressed | Not Addressed | Not Addressed | Parking to be paid in the downtown area if no free parking is available, must be within 8 blocks of the jobsite | If traveling from job to job, mileage paid at IRS rate | Travel time and expenses shall be paid in accordance with the Local Economic Agreement | Mileage paid from edge of free zone to job site. Parking fees reimbursed by the employer, not to exceed \$10.00 | Travel Expenses depending on Territory | Not Addressed |
| Mileage Reimbursement | \$0.54 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.54 | \$0.00 | \$0.40 | \$0.00 | \$0.00 |
| Parking Reimbursement | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Industry Funds | \$0.30 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.10 | \$0.30 | \$0.00 |
| Other | NA | NA | NA | \$2.00 Single Irregular Shift Premium | NA | NA | NA | Shift differential where prevailing rate and/or Project Labor Agreements apply, \$2.00 for prior to 6:00 AM or after 1:00 PM | NA | NA |

Table 3
Key Features of Existing Labor Agreements

| Agreement Provisions | Laborers - Building | Laborers - H&M | Operating Engineers - Building | Operating Engineers - H&M | Operating Engineers - Tech | Painters | Plumbers | Members & Steamfitters | Roofers | Sheet Metal Workers |
|--|--|--|--|--|--|---|---|---|---|--|
| Local Union | 541 | 471 | 308 | 309 | 516 | 4 | 7 | 75 | 72 | 86 |
| Contract Expiration | 4/30/2024 | 2/12/2024 | 2/28/2023 | 2/11/2023 | 3/11/2026 | 4/10/2021 | 3/31/2023 | 4/30/2025 | 6/1/2024 | 4/28/2024 |
| Contract Duration | 3 Years | 3 Years | 4 Years | 4 Years | 4 Years | 7 Years | 2 Years | 5 Years | 3 Years | 5 Years |
| Regular Work Week | 40 hrs Mo - Fri | 40 hrs Mo - Fri | 40 hrs Mo - Fri | 40 hrs Mo - Fri | 40 hrs Mo - Fri | 40 hrs Mo - Fri | 40 hrs Mo - Fri | 40 hrs Mo - Fri | 40 hrs Mo - Fri | 40 hrs Mo - Fri |
| Regular Work Day | 8 hrs/Day - 8:30 AM - 5:00 PM | 8 hrs/Day - 8:30 AM - 5:00 PM | 8 hrs/Day - 8:30 AM - 5:00 PM | 8 hrs/Day - 8:30 AM - 5:00 PM | 8 hrs/Day - 8:30 AM - 5:00 PM | 8 hrs/Day - 8:30 AM - 5:00 PM | 8 hrs/Day - 8:30 AM - 5:00 PM | 8 hrs/Day - 8:30 AM - 5:00 PM | 8 hrs/Day - 8:30 AM - 5:00 PM | 8 hrs/Day - 8:30 AM - 5:00 PM |
| Start Time | Not Addressed | 6:00 AM - 8:00 AM | 6:00 AM to 8:00 AM | 6:00 AM - 8:00 AM (Union mutually agreed) | Flexible, Set by Contractor | 8:00 AM | 8:00 AM | 6:00 AM Earliest | 5:00 AM - 4:30 PM | 6:00 AM (or later) |
| 4-20 Hour Days | Not Addressed | Not Addressed | Acceptable | Acceptable | Acceptable unless prohibited by law | Acceptable as permitted by law | Not Addressed | Not Addressed | Not Addressed | Acceptable |
| Overtime | 1.5X Outside Regular Work Week/Saturdays 2X Sundays/Holidays | 1.5X Outside Regular Work Week/Saturdays 2X Sundays/Holidays | 1.5X Outside Regular Work Week/Saturdays 2X Sundays/Holidays | 1.5X Outside Regular Work Week/Saturdays 2X Sundays/Holidays | 1.5X Outside Regular Work Week/Saturdays 2X Sundays/Holidays | 1.5X Outside Regular Work Week/Saturdays 2X Sundays/Holidays | 1.5X Outside Regular Work Week/Saturdays 2X Sundays/Holidays | 1.5X Outside Regular Work Week/Saturdays 2X Sundays/Holidays | 1.5X Outside Regular Work Week/Saturdays 2X Sundays/Holidays | 1.5X Outside Regular Work Week/Saturdays 2X Sundays/Holidays |
| Report in Day Shift | 7 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Report on Pay Description | If employee reports for work and no work is provided unless due to inclement weather | If employee reports for work and no work is provided | If employee reports for work and no work is provided | If employee reports for work and no work is provided | If employee reports for work and no work is provided | If employee reports for work and no work is provided | If employee reports for work and no work is provided | If employee reports for work and no work is provided due to inclement conditions or inclement weather | If employee reports for work and no work is provided, unless due to inclement weather | If employee reports for work and no work is provided due to weather or lack of material |
| Shift Work | 1st Shift: 8 hrs/8 hrs pay 2nd Shift: 8 hrs/8 hrs pay or 3rd Shift: 8 hrs/8 hrs pay 2nd Shift: 7.5 hrs/8 hrs pay 3rd Shift: 7 hrs/8 hrs pay | 3rd Shift: 8 hrs/8 hrs pay 2nd Shift: 7.5 hrs/8 hrs pay 3rd Shift: 7 hrs/8 hrs pay | 3rd Shift: 8 hrs/8 hrs pay 2nd Shift: 7.5 hrs/8 hrs pay 3rd Shift: 7 hrs/8 hrs pay | 3rd Shift: 8 hrs/8 hrs pay 2nd Shift: 7.5 hrs/8 hrs pay 3rd Shift: 7 hrs/8 hrs pay | 1st Shift: 8 hrs/8 hrs pay 2nd Shift: 7.5 hrs/8 hrs pay 3rd Shift: 7 hrs/8 hrs pay | \$2.00 Premium for all shifts before 6:00 AM or after 12:00 PM | No premium | 1st Shift: 8 hrs/8 hrs pay 2nd Shift: 8 hrs/8 hrs pay + 30% | Not Addressed | 1st Shift: 8 hrs/8 hrs pay 2nd Shift: 8 hrs/8 hrs pay + 25% 3rd Shift: 8 hrs/8 hrs pay + 20% |
| Holiday Pay | No | Yes, must work day before/after | Yes, must work 5 days before/1 after | Yes, must work day before/after | No | No | No | No | No | No |
| Observed Holidays | Memorial Day 4th of July Labor Day Thanksgiving Christmas New Year's Day | Memorial Day 4th of July Labor Day Thanksgiving Christmas New Year's Day | Memorial Day 4th of July Labor Day Thanksgiving Christmas New Year's Day | Memorial Day 4th of July Labor Day Thanksgiving Christmas New Year's Day | Memorial Day 4th of July Labor Day Thanksgiving Christmas New Year's Day | Memorial Day 4th of July Labor Day Thanksgiving Christmas New Year's Day | Memorial Day 4th of July Labor Day Thanksgiving Christmas New Year's Day | Memorial Day 4th of July Labor Day Thanksgiving Christmas New Year's Day | Memorial Day 4th of July Labor Day Thanksgiving Christmas New Year's Day | Memorial Day 4th of July Labor Day Thanksgiving Christmas New Year's Day |
| Shortly after (Hours) | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 4 | 3 | 3 |
| Approximate Hours | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| Rate into Specific (Y/N) | No | No | Yes | Yes | Yes | No | No | No | Yes | No |
| Travel/Parking Reimbursement Description | Not Addressed | Not Addressed | Not Addressed | Not Addressed | Not Addressed | Travel pay depending on times | Parking to be paid | Not Addressed | mileage paid at 65 rate (\$0.40/mile) parking to be paid at Board \$100/day or \$100/week | Travel compensation outside Area 2000 |
| Mileage Reimbursement | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.54 | \$0.54 |
| Parking Reimbursement | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Industry Funds | \$0.00 | \$0.00 | \$0.05 | \$0.05 | \$0.05 | \$0.15 | \$0.00 | \$2.00 | \$0.00 | \$0.17 |
| Other | NA | \$1.75 Night Shift Premium | District 232 | \$2.50 Single In-regular Shift Premium | District 232 | NA | NA | NA | NA | NA |

Tropical Lohit and Moon
Entry Plaza Project

Table 3
Key Features of Existing Labor Agreements

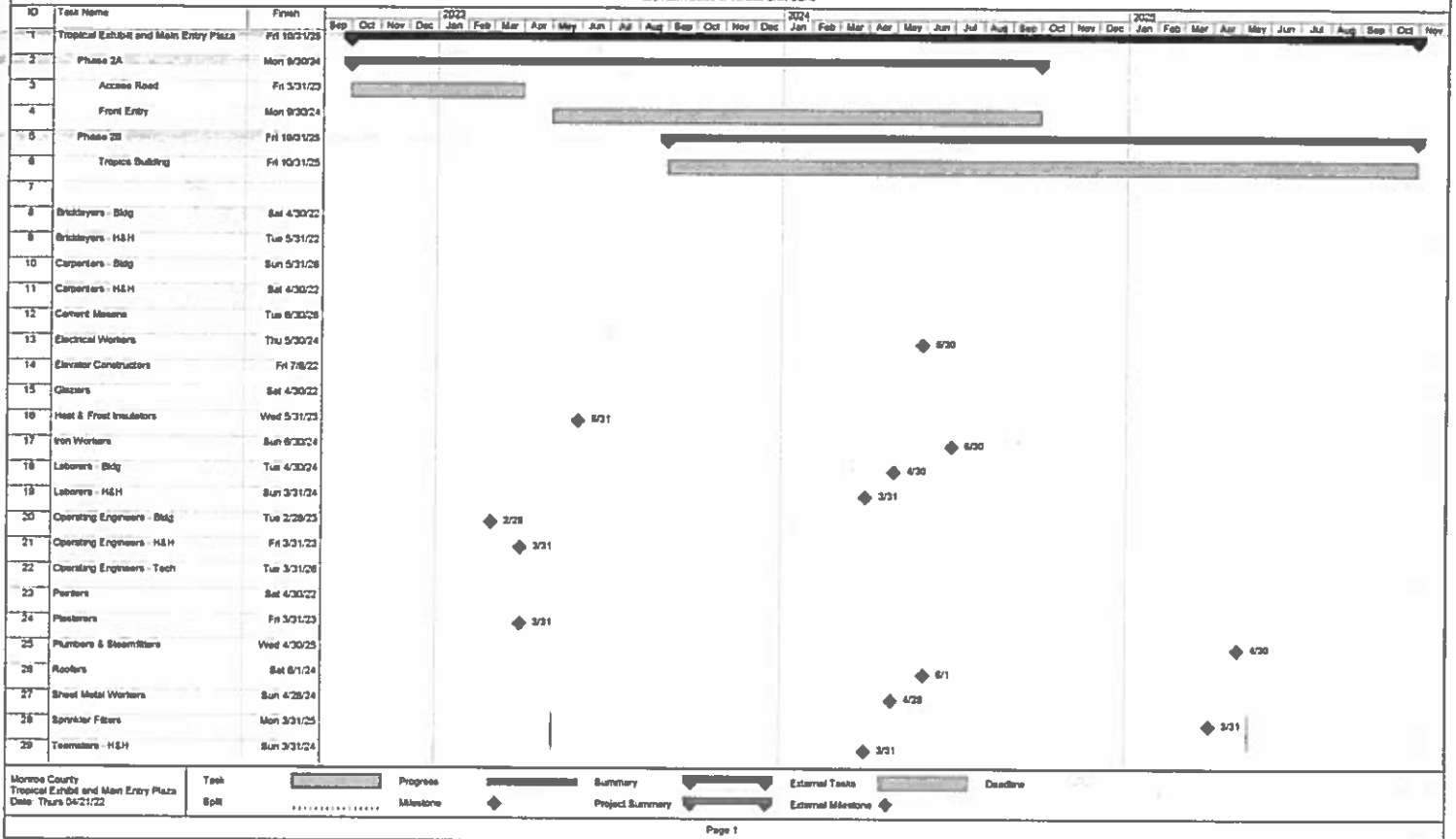
Due Diligence Study
Monroe County

| Agreement Provisions | Sprinkler Filters | Teamsters - H&M |
|---|---|--|
| Local Number | 899 | 118 |
| Contract Expiration | 3/31/2025 | 2/31/2024 |
| Contract Duration | 4 Years | 3 Years |
| Regular Work Week | 40 hrs Mo - Fri | 40 hrs Mo - Fri |
| Regular Work Day | 8 hrs/Day 7:30 - 3:30 | 8 hrs/Day 7:30 - 3:30 |
| Start Time | 6:00 AM Earliest | 5:00 AM Earliest |
| 4-10 hour Day | Acceptable with prior written notice to the union | Acceptable |
| Overtime | 1.5x Outside Regular Work Week/Tuesdays 2x Sunday/Holidays | 1.5x Outside Regular Work Week/Tuesdays 2x Sunday/Holidays |
| Report in Day (hrs) | 4 | 3 |
| Report on Pay Description | 4 hours @ Prevailing Wage if employee reports for work at regular time and no work is provided | If employee reports for work at regular time and no work is provided |
| Shift Work | 1st: 8 Hours/8 Hours Pay 2nd: 8 Hours/1.5x Pay 3rd: 8 Hours/1.5x Pay | 1st Shift: 8 hrs/8 hrs pay 2nd Shift: 7.5 hrs/8 hrs pay 3rd Shift: 7 hrs/8 hrs pay |
| Holiday Pay | No | No |
| Observed Holidays | New Year's Day Memorial Day July 4th Labor Day Thanksgiving Day Christmas Day | New Year's Day Memorial Day July 4th Labor Day Thanksgiving Day Christmas Day |
| Journeymen (Ratio) | 1 | 1 |
| Apprentices (Ratio) | 1 | 0 |
| Union Job Specific (Y/N) | No | No |
| Traffic Parking Reimbursement Description | 0-60 miles = no expenses paid 61-80 miles = \$17.50/Day 81-100 miles = \$40.00/Day \$0.45/mile + (1/4) hourly rate per 15 miles thereafter | Not Addressed |
| Mileage Reimbursement | \$0.00 | \$0.30 |
| Parking Reimbursement | \$0.00 | \$0.50 |
| Industry Funds | \$0.25 | \$0.00 |
| Other | NA | NA |

Appendices

Appendix A

Appendix A
 Monroe County
 Tropical Exhibit and Main Entry Plaza Project
 PLA Schedule Analysis
 Expiration Dates of Various Craft CBA's



Appendix B

| Project Description | | Final Construction Cost |
|--|-----------|-------------------------|
| Phase 2A - Front Entry Buildings | \$ | 24,000,000 |
| Phase 2B - Tropics Building/Complex | \$ | 85,000,000 |
| Total | \$ | 109,000,000 |
| Contingencies/Owner Soft Costs | | |
| Design & Estimating Contingency (7.5%) | | <i>*Included Above</i> |
| Labor & Materials Escalation (6%) | | <i>*Included Above</i> |
| Trade Soft Cost (1.25%) | | <i>*Included Above</i> |
| Construction Contingency (3%) | | <i>*Included Above</i> |
| A&E Fees, Owner Soft Costs | \$ | 12,000,000 |
| Contingencies Total | \$ | 12,000,000 |
| 2022 Total Project Cost | \$ | 121,000,000 |

Appendix C

| Item No. | Provision | Savings |
|---------------------------------|-----------------------------------|-----------------------|
| 1 | Flexible Shift Start Times | \$ 57,000 |
| 2 | Industry Funds | \$ 65,100 |
| 3 | Union Apprentice Ratios | \$ 10,400 |
| 4 | Non-Union Apprentice Program | \$ 128,500 |
| 5 | Guaranteed Pay | \$ 15,800 |
| 6 | No Holiday Pay | \$ 65,000 |
| 7 | Shift Work | \$ 3,500 |
| 8 | Offsite Fabrication | \$ 50,900 |
| 9 | Work Break Time Reduction | \$ 95,500 |
| 10 | Wage Concessions | \$ 224,700 |
| 11 | Management Rights | \$ 196,600 |
| 12 | Rochester Careers in Construction | \$ (66,400) |
| Total Savings | | \$ 846,600 |
| Total Labor Cost | | \$ 25,519,100 |
| Total Savings Percentage | | 3.3% |
| Total Construction Cost | | \$ 109,000,000 |

Assumptions:

- Productivity gain of one (1) hour per person per week for coordination of the following crafts:
 - Electrical Workers
 - Plumbers & Steamfitters
 - Sheet Metal Workers
 - Sprinkler Fitters
- All other crafts not subject to savings from flexible start times
- Applicable to only the summer months (June, July, August)
- Applicable for the Front Entry and Tropics Building only
- Assume four (4) weeks per month

| | |
|----------------------|---|
| Hours Per Week Saved | 1 |
| Applicable Months | 0 |

| Phase 2A - Access Road | Rates Package | Workers per Week | Total Savings |
|--------------------------------|---------------|------------------|---------------|
| Bricklayers - Building | \$ 55.95 | 0 | \$ - |
| Bricklayers - H&H | \$ 55.95 | 4 | \$ - |
| Carpenters - Building | \$ 53.54 | 0 | \$ - |
| Carpenters - H&H | \$ 57.33 | 2 | \$ - |
| Cement Masons | \$ 62.47 | 1 | \$ - |
| Electrical Workers | \$ 62.70 | 5 | \$ - |
| Elevator Constructors | \$ 91.38 | 0 | \$ - |
| Glaziers | \$ 52.17 | 0 | \$ - |
| Heat & Frost Insulators | \$ 57.97 | 0 | \$ - |
| Iron Workers | \$ 60.26 | 2 | \$ - |
| Laborers - Abatement | \$ 49.85 | 0 | \$ - |
| Laborers - Building | \$ 48.85 | 0 | \$ - |
| Laborers - H&H | \$ 54.96 | 14 | \$ - |
| Operating Engineers - Building | \$ 67.37 | 0 | \$ - |
| Operating Engineers - H&H | \$ 77.79 | 4 | \$ - |
| Operating Engineers - Tech | \$ 69.36 | 3 | \$ - |
| Painters | \$ 48.35 | 1 | \$ - |
| Plasterers | \$ 52.64 | 0 | \$ - |
| Plumbers & Steamfitters | \$ 63.09 | 0 | \$ - |
| Roofers | \$ 51.37 | 0 | \$ - |
| Sheet Metal Workers | \$ 62.01 | 1 | \$ - |
| Sprinkler Fitters | \$ 64.26 | 0 | \$ - |
| Teamsters - H&H | \$ 50.65 | 2 | \$ - |
| Total | | | \$ - |

Union Participation 65%

Savings from the Introduction of Flexible Shift Start Times - Phase 2A - Access Road \$ -

Assumptions:

- Productivity gain of one (1) hour per person per week for coordination of the following crafts:
 - Electrical Workers
 - Plumbers & Steamfitters
 - Sheet Metal Workers
 - Sprinkler Fitters
- All other crafts not subject to savings from flexible start times
- Applicable to only the summer months (June, July, August)
- Applicable for the Front Entry and Tropics Building only
- Assume four (4) weeks per month

| | |
|----------------------|---|
| Hours Per Week Saved | 1 |
| Applicable Months | 6 |

| Phase 2A - Front Entry | Rates Package | Workers per Week | Total Savings |
|--------------------------------|---------------|------------------|------------------|
| Bricklayers - Building | \$ 55.95 | 6 | \$ - |
| Bricklayers - H&H | \$ 55.95 | 0 | \$ - |
| Carpenters - Building | \$ 53.54 | 10 | \$ - |
| Carpenters - H&H | \$ 57.33 | 0 | \$ - |
| Cement Masons | \$ 62.47 | 2 | \$ - |
| Electrical Workers | \$ 62.70 | 8 | \$ 12,038 |
| Elevator Constructors | \$ 91.38 | 5 | \$ - |
| Glaziers | \$ 52.17 | 4 | \$ - |
| Heat & Frost Insulators | \$ 57.97 | 3 | \$ - |
| Iron Workers | \$ 60.26 | 8 | \$ - |
| Laborers - Abatement | \$ 49.85 | 1 | \$ - |
| Laborers - Building | \$ 48.85 | 6 | \$ - |
| Laborers - H&H | \$ 54.96 | 0 | \$ - |
| Operating Engineers - Building | \$ 67.37 | 4 | \$ - |
| Operating Engineers - H&H | \$ 77.79 | 0 | \$ - |
| Operating Engineers - Tech | \$ 69.36 | 3 | \$ - |
| Painters | \$ 48.35 | 5 | \$ - |
| Plasterers | \$ 52.64 | 3 | \$ - |
| Plumbers & Steamfitters | \$ 63.09 | 5 | \$ 7,571 |
| Roofers | \$ 51.37 | 6 | \$ - |
| Sheet Metal Workers | \$ 62.01 | 5 | \$ 7,441 |
| Sprinkler Fitters | \$ 64.26 | 5 | \$ 7,711 |
| Teamsters - H&H | \$ 50.65 | 0 | \$ - |
| Total | | | \$ 34,762 |

Union Participation 65%

Savings from the Introduction of Flexible Shift Start Times - Phase 2A - Front Entry **\$ 22,595**

Assumptions:

- Productivity gain of one (1) hour per person per week for coordination of the following crafts:
 - Electrical Workers
 - Plumbers & Steamfitters
 - Sheet Metal Workers
 - Sprinkler Fitters
- All other crafts not subject to savings from flexible start times
- Applicable to only the summer months (June, July, August)
- Applicable for the Front Entry and Tropics Building only
- Assume four (4) weeks per month

| | |
|----------------------|---|
| Hours Per Week Saved | 1 |
| Applicable Months | 6 |

| Phase 2B - Tropics Building | Rates Package | Workers per Week | Total Savings |
|--------------------------------|---------------|------------------|------------------|
| Bricklayers - Building | \$ 55.95 | 8 | \$ - |
| Bricklayers - H&H | \$ 55.95 | 0 | \$ - |
| Carpenters - Building | \$ 53.54 | 16 | \$ - |
| Carpenters - H&H | \$ 57.33 | 8 | \$ - |
| Cement Masons | \$ 62.47 | 4 | \$ - |
| Electrical Workers | \$ 62.70 | 11 | \$ 16,553 |
| Elevator Constructors | \$ 91.38 | 7 | \$ - |
| Glaziers | \$ 52.17 | 7 | \$ - |
| Heat & Frost Insulators | \$ 57.97 | 11 | \$ - |
| Iron Workers | \$ 60.26 | 10 | \$ - |
| Laborers - Abatement | \$ 49.85 | 0 | \$ - |
| Laborers - Building | \$ 48.85 | 15 | \$ - |
| Laborers - H&H | \$ 54.96 | 11 | \$ - |
| Operating Engineers - Building | \$ 67.37 | 5 | \$ - |
| Operating Engineers - H&H | \$ 77.79 | 3 | \$ - |
| Operating Engineers - Tech | \$ 69.36 | 5 | \$ - |
| Painters | \$ 48.35 | 7 | \$ - |
| Plasterers | \$ 52.64 | 0 | \$ - |
| Plumbers & Steamfitters | \$ 63.09 | 13 | \$ 19,684 |
| Roofers | \$ 51.37 | 7 | \$ - |
| Sheet Metal Workers | \$ 62.01 | 6 | \$ 8,929 |
| Sprinkler Fitters | \$ 64.26 | 5 | \$ 7,711 |
| Teamsters - H&H | \$ 50.65 | 0 | \$ - |
| Total | | | \$ 52,878 |

Union Participation 65%

Savings from the Introduction of Flexible Shift Start Times - Phase 2B - Tropics Bldg **\$ 34,370**

Total from through the Introduction of Flexible Shift Start Times \$ 56,965

Tropical Exhibit and Main
Entry Plaza Project

Industry Funds
Appendix C

Due Diligence Study
Monroe County

Assumptions:

| | |
|-----------------------------|------------|
| - Maximum Fund Contribution | \$2.68/hr. |
| - Minimum Fund Contribution | \$0.00/hr. |
| - Maximum Savings | \$392 |
| - Total Savings | \$254 |

| Phase 2A - Access Road | Total Hours | Industry Contribution | Total Cost |
|---|-------------|-----------------------|------------|
| Bricklayers - Building | 0 | \$ 0.10 | \$ - |
| Bricklayers - H&H | 576 | \$ 0.29 | \$ 167 |
| Carpenters - Building | 0 | \$ - | \$ - |
| Carpenters - H&H | 172 | \$ - | \$ - |
| Cement Masons | 74 | \$ - | \$ - |
| Electrical Workers | 2,173 | \$ - | \$ - |
| Elevator Constructors | 0 | \$ - | \$ - |
| Glaziers | 0 | \$ 0.10 | \$ - |
| Heat & Frost Insulators | 0 | \$ 0.10 | \$ - |
| Iron Workers | 319 | \$ 0.04 | \$ 13 |
| Laborers - Abatement | 0 | \$ - | \$ - |
| Laborers - Building | 0 | \$ - | \$ - |
| Laborers - H&H | 12,719 | \$ - | \$ - |
| Operating Engineers - Building | 0 | \$ 0.05 | \$ - |
| Operating Engineers - H&H | 3,713 | \$ 0.05 | \$ 186 |
| Operating Engineers - Tech | 381 | \$ 0.05 | \$ 19 |
| Painters | 31 | \$ 0.15 | \$ 5 |
| Plasterers | 0 | \$ - | \$ - |
| Plumbers & Steamfitters | 0 | \$ 2.68 | \$ - |
| Roofers | 0 | \$ - | \$ - |
| Sheet Metal Workers | 14 | \$ 0.17 | \$ 2 |
| Sprinkler Fitters | 0 | \$ 0.25 | \$ - |
| Teamsters - H&H | 637 | \$ - | \$ - |
| Total | | \$ | 392 |
| | | Union Participation | 65% |
| Savings through the Elimination of Industry Funds - Phase 2A - Access Road | | \$ | 254 |

Tropical Exhibit and Main
Entry Plaza Project

Industry Funds
Appendix C

Due Diligence Study
Monroe County

Assumptions:

| | |
|-----------------------------|------------|
| - Maximum Fund Contribution | \$2.68/hr. |
| - Minimum Fund Contribution | \$0.00/hr. |
| - Maximum Savings | \$26,980 |
| - Total Savings | \$17,537 |

| Phase 2A - Front Entry | Total Hours | Industry Contribution | Total Cost |
|--------------------------------|-------------|-----------------------|------------------|
| Bricklayers - Building | 5,220 | \$ 0.10 | \$ 522 |
| Bricklayers - H&H | 0 | \$ 0.29 | \$ - |
| Carpenters - Building | 18,670 | \$ - | \$ - |
| Carpenters - H&H | 0 | \$ - | \$ - |
| Cement Masons | 200 | \$ - | \$ - |
| Electrical Workers | 7,022 | \$ - | \$ - |
| Elevator Constructors | 772 | \$ - | \$ - |
| Glaziers | 3,759 | \$ 0.10 | \$ 376 |
| Heat & Frost Insulators | 2,834 | \$ 0.10 | \$ 283 |
| Iron Workers | 7,186 | \$ 0.04 | \$ 287 |
| Laborers - Abatement | 142 | \$ - | \$ - |
| Laborers - Building | 5,082 | \$ - | \$ - |
| Laborers - H&H | 0 | \$ - | \$ - |
| Operating Engineers - Building | 3,321 | \$ 0.05 | \$ 166 |
| Operating Engineers - H&H | 0 | \$ 0.05 | \$ - |
| Operating Engineers - Tech | 437 | \$ 0.05 | \$ 22 |
| Painters | 1,962 | \$ 0.15 | \$ 294 |
| Plasterers | 421 | \$ - | \$ - |
| Plumbers & Steamfitters | 8,998 | \$ 2.68 | \$ 24,115 |
| Roofers | 4,909 | \$ - | \$ - |
| Sheet Metal Workers | 4,313 | \$ 0.17 | \$ 733 |
| Sprinkler Fitters | 724 | \$ 0.25 | \$ 181 |
| Teamsters - H&H | 0 | \$ - | \$ - |
| Total | | | \$ 26,980 |

Union Participation 65%

Savings through the Elimination of Industry Funds - Phase 2A - Front Entry **\$ 17,537**

Tropical Exhibit and Main
Entry Plaza Project

Industry Funds
Appendix C

Due Diligence Study
Monroe County

Assumptions:

| | |
|-----------------------------|------------|
| - Maximum Fund Contribution | \$2.68/hr. |
| - Minimum Fund Contribution | \$0.00/hr. |
| - Maximum Savings | \$72,780 |
| - Total Savings | \$47,307 |

| Phase 2B - Tropics Building | Total Hours | Industry Contribution | Total Cost |
|--------------------------------|-------------|-----------------------|------------|
| Bricklayers - Building | 14,617 | \$ 0.10 | \$ 1,462 |
| Bricklayers - H&H | 0 | \$ 0.29 | \$ - |
| Carpenters - Building | 64,707 | \$ - | \$ - |
| Carpenters - H&H | 3,483 | \$ - | \$ - |
| Cement Masons | 1,918 | \$ - | \$ - |
| Electrical Workers | 30,770 | \$ - | \$ - |
| Elevator Constructors | 2,038 | \$ - | \$ - |
| Glaziers | 3,349 | \$ 0.10 | \$ 335 |
| Heat & Frost Insulators | 29,637 | \$ 0.10 | \$ 2,964 |
| Iron Workers | 18,669 | \$ 0.04 | \$ 747 |
| Laborers - Abatement | 0 | \$ - | \$ - |
| Laborers - Building | 60,635 | \$ - | \$ - |
| Laborers - H&H | 42,948 | \$ - | \$ - |
| Operating Engineers - Building | 20,737 | \$ 0.05 | \$ 1,037 |
| Operating Engineers - H&H | 11,057 | \$ 0.05 | \$ 553 |
| Operating Engineers - Tech | 1,349 | \$ 0.05 | \$ 67 |
| Painters | 1,033 | \$ 0.15 | \$ 155 |
| Plasterers | 0 | \$ - | \$ - |
| Plumbers & Steamfitters | 23,491 | \$ 2.68 | \$ 62,956 |
| Roofers | 2,059 | \$ - | \$ - |
| Sheet Metal Workers | 11,490 | \$ 0.17 | \$ 1,953 |
| Sprinkler Fitters | 2,207 | \$ 0.25 | \$ 552 |
| Teamsters - H&H | 0 | \$ - | \$ - |

Total \$ 72,780

Union Participation 65%

Savings through the Elimination of Industry Funds - Phase 2B - Tropics Building \$ 47,307

Total Savings through the Elimination of Industry Funds \$ 65,098

Assumptions:

- Apprentice ratios per individual craft Collective Bargaining Agreement (CBA)
- Crew sizes large enough to utilize apprentice ratios is estimated to be 20 percent of the total union hours
- Savings based on standardizing on ratios set by New York State Department of Labor (3:1 or better)

Labor Cost Using Apprentice Ratios Per CBA

| Phase 2A - Access Road | Journeyman Package | Apprentice Package | J | A | Average Package | Union Hours | Total Cost |
|--------------------------------|--------------------|--------------------|---|---|-----------------|---------------|-------------------|
| Bricklayers - Building | \$ 55.95 | \$ 39.76 | 4 | 1 | \$ 52.71 | 0 | \$ - |
| Bricklayers - H&H | \$ 55.95 | \$ 46.19 | 5 | 1 | \$ 54.32 | 374 | \$ 20,339 |
| Carpenters - Building | \$ 53.54 | \$ 36.26 | 3 | 1 | \$ 49.22 | 0 | \$ - |
| Carpenters - H&H | \$ 57.33 | \$ 37.99 | 3 | 1 | \$ 52.50 | 112 | \$ 5,869 |
| Cement Masons | \$ 62.47 | \$ 31.83 | 3 | 1 | \$ 54.81 | 48 | \$ 2,636 |
| Electrical Workers | \$ 62.70 | \$ 48.36 | 3 | 2 | \$ 56.97 | 1,412 | \$ 80,460 |
| Elevator Constructors | \$ 91.38 | \$ 74.71 | 1 | 1 | \$ 83.05 | 0 | \$ - |
| Glaziers | \$ 52.17 | \$ 43.81 | 3 | 1 | \$ 50.08 | 0 | \$ - |
| Heat & Frost Insulators | \$ 57.97 | \$ 47.49 | 3 | 1 | \$ 55.35 | 0 | \$ - |
| Iron Workers | \$ 60.26 | \$ 41.44 | 4 | 1 | \$ 56.50 | 207 | \$ 11,714 |
| Laborers - Abatement | \$ 49.85 | \$ 34.20 | 3 | 1 | \$ 45.94 | 0 | \$ - |
| Laborers - Building | \$ 48.85 | \$ 34.20 | 3 | 1 | \$ 45.19 | 0 | \$ - |
| Laborers - H&H | \$ 54.96 | \$ 38.47 | 3 | 1 | \$ 50.84 | 8,267 | \$ 420,291 |
| Operating Engineers - Building | \$ 67.37 | \$ 56.65 | 3 | 1 | \$ 64.69 | 0 | \$ - |
| Operating Engineers - H&H | \$ 77.79 | \$ 64.03 | 3 | 1 | \$ 74.35 | 2,413 | \$ 179,441 |
| Operating Engineers - Tech | \$ 69.36 | \$ 56.73 | 3 | 1 | \$ 66.20 | 248 | \$ 16,395 |
| Painters | \$ 48.35 | \$ 40.96 | 3 | 1 | \$ 46.50 | 20 | \$ 937 |
| Plasterers | \$ 52.64 | \$ 43.60 | 2 | 1 | \$ 49.63 | 0 | \$ - |
| Plumbers & Steamfitters | \$ 63.09 | \$ 39.10 | 4 | 1 | \$ 58.29 | 0 | \$ - |
| Roofers | \$ 51.37 | \$ 35.66 | 3 | 1 | \$ 47.44 | 0 | \$ - |
| Sheet Metal Workers | \$ 62.01 | \$ 43.31 | 3 | 1 | \$ 57.34 | 9 | \$ 522 |
| Sprinkler Fitters | \$ 64.26 | \$ 53.36 | 2 | 1 | \$ 60.63 | 0 | \$ - |
| Teamsters - H&H | \$ 50.65 | \$ - | 1 | 0 | \$ 50.65 | 414 | \$ 20,972 |
| Total | | | | | | 13,526 | \$ 759,577 |

Assumptions:

- Apprentice ratios per individual craft Collective Bargaining Agreement (CBA)
- Crew sizes large enough to utilize apprentice ratios is estimated to be 20 percent of the total union hours
- Savings based on standardizing on ratios set by New York State Department of Labor (3:1 or better)

Labor Cost Using Apprentice Ratios of 3:1 or Better

| Phase 2A - Access Road | Journeyman Package | Apprentice Package | J | A | Average Package | Union Hours | Total Cost |
|--------------------------------|--------------------|--------------------|---|---|-----------------|---------------|-------------------|
| Bricklayers - Building | \$ 55.95 | \$ 39.76 | 3 | 1 | \$ 51.90 | 0 | \$ - |
| Bricklayers - H&H | \$ 55.95 | \$ 46.19 | 3 | 1 | \$ 53.51 | 374 | \$ 20,034 |
| Carpenters - Building | \$ 53.54 | \$ 36.26 | 3 | 1 | \$ 49.22 | 0 | \$ - |
| Carpenters - H&H | \$ 57.33 | \$ 37.99 | 3 | 1 | \$ 52.50 | 112 | \$ 5,869 |
| Gement Masons | \$ 62.47 | \$ 31.83 | 3 | 1 | \$ 54.81 | 48 | \$ 2,636 |
| Electrical Workers | \$ 62.70 | \$ 48.36 | 3 | 2 | \$ 56.97 | 1,412 | \$ 80,460 |
| Elevator Constructors | \$ 91.38 | \$ 74.71 | 1 | 1 | \$ 83.05 | 0 | \$ - |
| Glaziers | \$ 52.17 | \$ 43.81 | 3 | 1 | \$ 50.08 | 0 | \$ - |
| Heat & Frost Insulators | \$ 57.97 | \$ 47.49 | 3 | 1 | \$ 55.35 | 0 | \$ - |
| Iron Workers | \$ 60.26 | \$ 41.44 | 3 | 1 | \$ 55.56 | 207 | \$ 11,519 |
| Laborers - Abatement | \$ 49.85 | \$ 34.20 | 3 | 1 | \$ 45.94 | 0 | \$ - |
| Laborers - Building | \$ 48.85 | \$ 34.20 | 3 | 1 | \$ 45.19 | 0 | \$ - |
| Laborers - H&H | \$ 54.96 | \$ 38.47 | 3 | 1 | \$ 50.84 | 8,267 | \$ 420,291 |
| Operating Engineers - Building | \$ 67.37 | \$ 56.65 | 3 | 1 | \$ 64.69 | 0 | \$ - |
| Operating Engineers - H&H | \$ 77.79 | \$ 64.03 | 3 | 1 | \$ 74.35 | 2,413 | \$ 179,441 |
| Operating Engineers - Tech | \$ 69.36 | \$ 56.73 | 3 | 1 | \$ 66.20 | 248 | \$ 16,395 |
| Painters | \$ 48.35 | \$ 40.96 | 3 | 1 | \$ 46.50 | 20 | \$ 937 |
| Plasterers | \$ 52.64 | \$ 43.60 | 2 | 1 | \$ 49.63 | 0 | \$ - |
| Plumbers & Steamfitters | \$ 63.09 | \$ 39.10 | 3 | 1 | \$ 57.09 | 0 | \$ - |
| Roofers | \$ 51.37 | \$ 35.66 | 3 | 1 | \$ 47.44 | 0 | \$ - |
| Sheet Metal Workers | \$ 62.01 | \$ 43.31 | 3 | 1 | \$ 57.34 | 9 | \$ 522 |
| Sprinkler Fitters | \$ 64.26 | \$ 53.36 | 2 | 1 | \$ 60.63 | 0 | \$ - |
| Teamsters - H&H | \$ 50.65 | \$ - | 1 | 0 | \$ 50.65 | 414 | \$ 20,972 |
| Total | | | | | | 13,526 | \$ 759,077 |

Utilization Based on Site Activity

20%

Savings from the Implementation of Apprentice Ratios of 3:1 or Better - Ph 2A - Access Road

\$ 100

Assumptions:

- Apprentice ratios per individual craft Collective Bargaining Agreement (CBA)
- Crew sizes large enough to utilize apprentice ratios is estimated to be 20 percent of the total union hours
- Savings based on standardizing on ratios set by New York State Department of Labor (3:1 or better)

Labor Cost Using Apprentice Ratios Per CBA

| Phase 2A - Front Entry | Journeyman Package | Apprentice Package | J | A | Average Package | Union Hours | Total Cost |
|--------------------------------|--------------------|--------------------|---|---|-----------------|---------------|---------------------|
| Bricklayers - Building | \$ 55.95 | \$ 39.76 | 4 | 1 | \$ 52.71 | 3,393 | \$ 178,852 |
| Bricklayers - H&H | \$ 55.95 | \$ 46.19 | 5 | 1 | \$ 54.32 | 0 | \$ - |
| Carpenters - Building | \$ 53.54 | \$ 36.26 | 3 | 1 | \$ 49.22 | 12,136 | \$ 597,294 |
| Carpenters - H&H | \$ 57.33 | \$ 37.99 | 3 | 1 | \$ 52.50 | 0 | \$ - |
| Cement Masons | \$ 62.47 | \$ 31.83 | 3 | 1 | \$ 54.81 | 130 | \$ 7,125 |
| Electrical Workers | \$ 62.70 | \$ 48.36 | 3 | 2 | \$ 56.97 | 4,564 | \$ 260,006 |
| Elevator Constructors | \$ 91.38 | \$ 74.71 | 1 | 1 | \$ 83.05 | 502 | \$ - |
| Glaziers | \$ 52.17 | \$ 43.81 | 3 | 1 | \$ 50.08 | 2,443 | \$ 122,361 |
| Heat & Frost Insulators | \$ 57.97 | \$ 47.49 | 3 | 1 | \$ 55.35 | 1,842 | \$ 101,961 |
| Iron Workers | \$ 60.26 | \$ 41.44 | 4 | 1 | \$ 56.50 | 4,671 | \$ 263,887 |
| Laborers - Abatement | \$ 49.85 | \$ 34.20 | 3 | 1 | \$ 45.94 | 92 | \$ 4,240 |
| Laborers - Building | \$ 48.85 | \$ 34.20 | 3 | 1 | \$ 45.19 | 3,303 | \$ 149,268 |
| Laborers - H&H | \$ 54.96 | \$ 38.47 | 3 | 1 | \$ 50.84 | 0 | \$ - |
| Operating Engineers - Building | \$ 67.37 | \$ 56.65 | 3 | 1 | \$ 64.69 | 2,159 | \$ 139,644 |
| Operating Engineers - H&H | \$ 77.79 | \$ 64.03 | 3 | 1 | \$ 74.35 | 0 | \$ - |
| Operating Engineers - Tech | \$ 69.36 | \$ 56.73 | 3 | 1 | \$ 66.20 | 284 | \$ 18,805 |
| Painters | \$ 48.35 | \$ 40.96 | 3 | 1 | \$ 46.50 | 1,275 | \$ 59,306 |
| Plasterers | \$ 52.64 | \$ 43.60 | 2 | 1 | \$ 49.63 | 274 | \$ 13,580 |
| Plumbers & Steamfitters | \$ 63.09 | \$ 39.10 | 4 | 1 | \$ 58.29 | 5,849 | \$ 340,928 |
| Roofers | \$ 51.37 | \$ 35.66 | 3 | 1 | \$ 47.44 | 3,191 | \$ 151,382 |
| Sheet Metal Workers | \$ 62.01 | \$ 43.31 | 3 | 1 | \$ 57.34 | 2,803 | \$ 160,738 |
| Sprinkler Fitters | \$ 64.26 | \$ 53.36 | 2 | 1 | \$ 60.63 | 471 | \$ 28,531 |
| Teamsters - H&H | \$ 50.65 | \$ - | 1 | 0 | \$ 50.65 | 0 | \$ - |
| Total | | | | | | 49,382 | \$ 2,597,907 |

Assumptions:

- Apprentice ratios per individual craft Collective Bargaining Agreement (CBA)
- Crew sizes large enough to utilize apprentice ratios is estimated to be 20 percent of the total union hours
- Savings based on standardizing on ratios set by New York State Department of Labor (3:1 or better)

Labor Cost Using Apprentice Ratios of 3:1 or Better

| Phase 2A - Front Entry | Journeyman Package | Apprentice Package | J | A | Average Package | Union Hours | Total Cost |
|--------------------------------|--------------------|--------------------|---|---|-----------------|---------------|---------------------|
| Bricklayers - Building | \$ 55.95 | \$ 39.76 | 3 | 1 | \$ 51.90 | 3,393 | \$ 176,105 |
| Bricklayers - H&H | \$ 55.95 | \$ 46.19 | 3 | 1 | \$ 53.51 | 0 | \$ - |
| Carpenters - Building | \$ 53.54 | \$ 36.26 | 3 | 1 | \$ 49.22 | 12,136 | \$ 597,294 |
| Carpenters - H&H | \$ 57.33 | \$ 37.99 | 3 | 1 | \$ 52.50 | 0 | \$ - |
| Cement Masons | \$ 62.47 | \$ 31.83 | 3 | 1 | \$ 54.81 | 130 | \$ 7,125 |
| Electrical Workers | \$ 62.70 | \$ 48.36 | 3 | 2 | \$ 56.97 | 4,564 | \$ 260,006 |
| Elevator Constructors | \$ 91.38 | \$ 74.71 | 1 | 1 | \$ 83.05 | 502 | \$ - |
| Glaziers | \$ 52.17 | \$ 43.81 | 3 | 1 | \$ 50.08 | 2,443 | \$ 122,361 |
| Heat & Frost Insulators | \$ 57.97 | \$ 47.49 | 3 | 1 | \$ 55.35 | 1,842 | \$ 101,961 |
| Iron Workers | \$ 60.26 | \$ 41.44 | 3 | 1 | \$ 55.56 | 4,671 | \$ 259,492 |
| Laborers - Abatement | \$ 49.85 | \$ 34.20 | 3 | 1 | \$ 45.94 | 92 | \$ 4,240 |
| Laborers - Building | \$ 48.85 | \$ 34.20 | 3 | 1 | \$ 45.19 | 3,303 | \$ 149,268 |
| Laborers - H&H | \$ 54.96 | \$ 38.47 | 3 | 1 | \$ 50.84 | 0 | \$ - |
| Operating Engineers - Building | \$ 67.37 | \$ 56.65 | 3 | 1 | \$ 64.69 | 2,159 | \$ 139,644 |
| Operating Engineers - H&H | \$ 77.79 | \$ 64.03 | 3 | 1 | \$ 74.35 | 0 | \$ - |
| Operating Engineers - Tech | \$ 69.36 | \$ 56.73 | 3 | 1 | \$ 66.20 | 284 | \$ 18,805 |
| Painters | \$ 48.35 | \$ 40.96 | 3 | 1 | \$ 46.50 | 1,275 | \$ 59,306 |
| Plasterers | \$ 52.64 | \$ 43.60 | 2 | 1 | \$ 49.63 | 274 | \$ 13,580 |
| Plumbers & Steamfitters | \$ 63.09 | \$ 39.10 | 3 | 1 | \$ 57.09 | 5,849 | \$ 333,911 |
| Roofers | \$ 51.37 | \$ 35.66 | 3 | 1 | \$ 47.44 | 3,191 | \$ 151,382 |
| Sheet Metal Workers | \$ 62.01 | \$ 43.31 | 3 | 1 | \$ 57.34 | 2,803 | \$ 160,738 |
| Sprinkler Fitters | \$ 64.26 | \$ 53.36 | 2 | 1 | \$ 60.63 | 471 | \$ 28,531 |
| Teamsters - H&H | \$ 50.65 | \$ - | 1 | 0 | \$ 50.65 | 0 | \$ - |
| Total | | | | | | 49,382 | \$ 2,583,748 |

Utilization Based on Site Activity

20%

Savings from the Implementation of Apprentice Ratios of 3:1 or Better - Ph 2A - Front Entry

\$ 2,832

Tropical Exhibit and Main
Entry Plaza Project

Union Apprentice Ratios
Appendix C

Due Diligence Study
Monroe County

Assumptions:

- Apprentice ratios per individual craft Collective Bargaining Agreement (CBA)
- Crew sizes large enough to utilize apprentice ratios is estimated to be 20 percent of the total union hours
- Savings based on standardizing on ratios set by New York State Department of Labor (3:1 or better)

| Phase 2B - Tropics Building | Labor Cost Using Apprentice Ratios Per CBA | | | | | Union Hours | Total Cost |
|--------------------------------|--|--------------------|---|---|-----------------|----------------|----------------------|
| | Journeyman Package | Apprentice Package | J | A | Average Package | | |
| Bricklayers - Building | \$ 55.95 | \$ 39.76 | 4 | 1 | \$ 52.71 | 9,501 | \$ 500,819 |
| Bricklayers - H&H | \$ 55.95 | \$ 46.19 | 5 | 1 | \$ 54.32 | 0 | \$ - |
| Carpenters - Building | \$ 53.54 | \$ 36.26 | 3 | 1 | \$ 49.22 | 42,060 | \$ 2,070,118 |
| Carpenters - H&H | \$ 57.33 | \$ 37.99 | 3 | 1 | \$ 52.50 | 2,264 | \$ 118,847 |
| Cement Masons | \$ 62.47 | \$ 31.83 | 3 | 1 | \$ 54.81 | 1,247 | \$ 68,332 |
| Electrical Workers | \$ 62.70 | \$ 48.36 | 3 | 2 | \$ 56.97 | 20,001 | \$ 1,139,332 |
| Elevator Constructors | \$ 91.38 | \$ 74.71 | 1 | 1 | \$ 83.05 | 1,325 | \$ - |
| Glaziers | \$ 52.17 | \$ 43.81 | 3 | 1 | \$ 50.08 | 2,177 | \$ 109,014 |
| Heat & Frost Insulators | \$ 57.97 | \$ 47.49 | 3 | 1 | \$ 55.35 | 19,264 | \$ 1,066,275 |
| Iron Workers | \$ 60.26 | \$ 41.44 | 4 | 1 | \$ 56.50 | 12,135 | \$ 685,570 |
| Laborers - Abatement | \$ 49.85 | \$ 34.20 | 3 | 1 | \$ 45.94 | 0 | \$ - |
| Laborers - Building | \$ 48.85 | \$ 34.20 | 3 | 1 | \$ 45.19 | 39,413 | \$ 1,780,964 |
| Laborers - H&H | \$ 54.96 | \$ 38.47 | 3 | 1 | \$ 50.84 | 27,916 | \$ 1,419,190 |
| Operating Engineers - Building | \$ 67.37 | \$ 56.65 | 3 | 1 | \$ 64.69 | 13,479 | \$ 871,963 |
| Operating Engineers - H&H | \$ 77.79 | \$ 64.03 | 3 | 1 | \$ 74.35 | 7,187 | \$ 534,361 |
| Operating Engineers - Tech | \$ 69.36 | \$ 56.73 | 3 | 1 | \$ 66.20 | 877 | \$ 58,049 |
| Painters | \$ 48.35 | \$ 40.96 | 3 | 1 | \$ 46.50 | 671 | \$ 31,225 |
| Plasterers | \$ 52.64 | \$ 43.60 | 2 | 1 | \$ 49.63 | 0 | \$ - |
| Plumbers & Steamfitters | \$ 63.09 | \$ 39.10 | 4 | 1 | \$ 58.29 | 15,269 | \$ 890,057 |
| Roofers | \$ 51.37 | \$ 35.66 | 3 | 1 | \$ 47.44 | 1,338 | \$ 63,495 |
| Sheet Metal Workers | \$ 62.01 | \$ 43.31 | 3 | 1 | \$ 57.34 | 7,469 | \$ 428,212 |
| Sprinkler Fitters | \$ 64.26 | \$ 53.36 | 2 | 1 | \$ 60.63 | 1,435 | \$ 86,972 |
| Teamsters - H&H | \$ 50.65 | \$ - | 1 | 0 | \$ 50.65 | 0 | \$ - |
| Total | | | | | | 225,026 | \$ 11,922,796 |

Assumptions:

- Apprentice ratios per individual craft Collective Bargaining Agreement (CBA)
- Crew sizes large enough to utilize apprentice ratios is estimated to be 20 percent of the total union hours
- Savings based on standardizing on ratios set by New York State Department of Labor (3:1 or better)

Labor Cost Using Apprentice Ratios of 3:1 or Better

| Phase 2B - Tropics Building | Journeyman Package | Apprentice Package | J | A | Average Package | Union Hours | Total Cost |
|--------------------------------|--------------------|--------------------|---|---|-----------------|----------------|----------------------|
| Bricklayers - Building | \$ 55.95 | \$ 39.76 | 3 | 1 | \$ 51.90 | 9,501 | \$ 493,128 |
| Bricklayers - H&H | \$ 55.95 | \$ 46.19 | 3 | 1 | \$ 53.51 | 0 | \$ - |
| Carpenters - Building | \$ 53.54 | \$ 36.26 | 3 | 1 | \$ 49.22 | 42,060 | \$ 2,070,118 |
| Carpenters - H&H | \$ 57.33 | \$ 37.99 | 3 | 1 | \$ 52.50 | 2,264 | \$ 118,847 |
| Cement Masons | \$ 62.47 | \$ 31.83 | 3 | 1 | \$ 54.81 | 1,247 | \$ 68,332 |
| Electrical Workers | \$ 62.70 | \$ 48.36 | 3 | 2 | \$ 56.97 | 20,001 | \$ 1,139,332 |
| Elevator Constructors | \$ 91.38 | \$ 74.71 | 1 | 1 | \$ 83.05 | 1,325 | \$ - |
| Glaziers | \$ 52.17 | \$ 43.81 | 3 | 1 | \$ 50.08 | 2,177 | \$ 109,014 |
| Heat & Frost Insulators | \$ 57.97 | \$ 47.49 | 3 | 1 | \$ 55.35 | 19,264 | \$ 1,066,275 |
| Iron Workers | \$ 60.26 | \$ 41.44 | 3 | 1 | \$ 55.56 | 12,135 | \$ 674,152 |
| Laborers - Abatement | \$ 49.85 | \$ 34.20 | 3 | 1 | \$ 45.94 | 0 | \$ - |
| Laborers - Building | \$ 48.85 | \$ 34.20 | 3 | 1 | \$ 45.19 | 39,413 | \$ 1,780,964 |
| Laborers - H&H | \$ 54.96 | \$ 38.47 | 3 | 1 | \$ 50.84 | 27,916 | \$ 1,419,190 |
| Operating Engineers - Building | \$ 67.37 | \$ 56.65 | 3 | 1 | \$ 64.69 | 13,479 | \$ 871,963 |
| Operating Engineers - H&H | \$ 77.79 | \$ 64.03 | 3 | 1 | \$ 74.35 | 7,187 | \$ 534,361 |
| Operating Engineers - Tech | \$ 69.36 | \$ 56.73 | 3 | 1 | \$ 66.20 | 877 | \$ 58,049 |
| Painters | \$ 48.35 | \$ 40.96 | 3 | 1 | \$ 46.50 | 671 | \$ 31,225 |
| Plasterers | \$ 52.64 | \$ 43.60 | 2 | 1 | \$ 49.63 | 0 | \$ - |
| Plumbers & Steamfitters | \$ 63.09 | \$ 39.10 | 3 | 1 | \$ 57.09 | 15,269 | \$ 871,739 |
| Roofers | \$ 51.37 | \$ 35.66 | 3 | 1 | \$ 47.44 | 1,338 | \$ 63,495 |
| Sheet Metal Workers | \$ 62.01 | \$ 43.31 | 3 | 1 | \$ 57.34 | 7,469 | \$ 428,212 |
| Sprinkler Fitters | \$ 64.26 | \$ 53.36 | 2 | 1 | \$ 60.63 | 1,435 | \$ 86,972 |
| Teamsters - H&H | \$ 50.65 | \$ - | 1 | 0 | \$ 50.65 | 0 | \$ - |
| Total | | | | | | 225,026 | \$ 11,885,367 |

Utilization Based on Site Activity | 20%

Savings from the Implementation of Apprentice Ratios of 3:1 or Better - Ph 2B - Tropics Bldg **\$ 7,486**

Total Savings through the Implementation of Apprentice Ratios of 3:1 or Better \$ 10,417

Assumptions:

- Crew sizes large enough to utilize apprentice ratios is estimated to be 20 percent of the total non-union hours
- Savings based on standardizing on ratios set by New York State Department of Labor (3:1 or better)

Non-Union Labor Cost Using No Apprentices

| Phase 2A - Access Road | Journeyman Package | Apprentice Package | J | A | Average Package | Non-Union Hours | Total Cost |
|--------------------------------|--------------------|--------------------|---|---|-----------------|-----------------|-------------------|
| Bricklayers - Building | \$ 55.95 | \$ 39.76 | 3 | 0 | \$ 55.95 | 0 | \$ - |
| Bricklayers - H&H | \$ 55.95 | \$ 46.19 | 3 | 0 | \$ 55.95 | 202 | \$ 11,280 |
| Carpenters - Building | \$ 53.54 | \$ 36.26 | 3 | 0 | \$ 53.54 | 0 | \$ - |
| Carpenters - H&H | \$ 57.33 | \$ 37.99 | 3 | 0 | \$ 57.33 | 60 | \$ 3,451 |
| Cement Masons | \$ 62.47 | \$ 31.83 | 3 | 0 | \$ 62.47 | 26 | \$ 1,618 |
| Electrical Workers | \$ 62.70 | \$ 48.36 | 3 | 0 | \$ 62.70 | 761 | \$ 47,686 |
| Elevator Constructors | \$ 91.38 | \$ 74.71 | 3 | 0 | \$ 91.38 | 0 | \$ - |
| Glaziers | \$ 52.17 | \$ 43.81 | 3 | 0 | \$ 52.17 | 0 | \$ - |
| Heat & Frost Insulators | \$ 57.97 | \$ 47.49 | 3 | 0 | \$ 57.97 | 0 | \$ - |
| Iron Workers | \$ 60.26 | \$ 41.44 | 3 | 0 | \$ 60.26 | 112 | \$ 6,728 |
| Laborers - Abatement | \$ 49.85 | \$ 34.20 | 3 | 0 | \$ 49.85 | 0 | \$ - |
| Laborers - Building | \$ 48.85 | \$ 34.20 | 3 | 0 | \$ 48.85 | 0 | \$ - |
| Laborers - H&H | \$ 54.96 | \$ 38.47 | 3 | 0 | \$ 54.96 | 4,452 | \$ 244,663 |
| Operating Engineers - Building | \$ 67.37 | \$ 56.65 | 3 | 0 | \$ 67.37 | 0 | \$ - |
| Operating Engineers - H&H | \$ 77.79 | \$ 64.03 | 3 | 0 | \$ 77.79 | 1,300 | \$ 101,092 |
| Operating Engineers - Tech | \$ 69.36 | \$ 56.73 | 3 | 0 | \$ 69.36 | 133 | \$ 9,249 |
| Painters | \$ 48.35 | \$ 40.96 | 3 | 0 | \$ 48.35 | 11 | \$ 525 |
| Plasterers | \$ 52.64 | \$ 43.60 | 3 | 0 | \$ 52.64 | 0 | \$ - |
| Plumbers & Steamfitters | \$ 63.09 | \$ 39.10 | 3 | 0 | \$ 63.09 | 0 | \$ - |
| Roofers | \$ 51.37 | \$ 35.66 | 3 | 0 | \$ 51.37 | 0 | \$ - |
| Sheet Metal Workers | \$ 62.01 | \$ 43.31 | 3 | 0 | \$ 62.01 | 5 | \$ 304 |
| Sprinkler Fitters | \$ 64.26 | \$ 53.36 | 3 | 0 | \$ 64.26 | 0 | \$ - |
| Teamsters - H&H | \$ 50.65 | \$ - | 3 | 0 | \$ 50.65 | 223 | \$ 11,292 |
| Total | | | | | | 7,283 | \$ 437,888 |

Assumptions:

- Crew sizes large enough to utilize apprentice ratios is estimated to be 20 percent of the total non-union hours
- Savings based on standardizing on ratios set by New York State Department of Labor (3:1 or better)

Non-Union Labor Cost Using Apprentice Ratios of 3:1 or Better

| Phase 2A - Access Road | Journeyman Package | Apprentice Package | J | A | Average Package | Non-Union Hours | Total Cost |
|--------------------------------|--------------------|--------------------|---|---|-----------------|---|-------------------|
| Bricklayers - Building | \$ 55.95 | \$ 39.76 | 3 | 1 | \$ 51.90 | 0 | \$ - |
| Bricklayers - H&H | \$ 55.95 | \$ 46.19 | 3 | 1 | \$ 53.51 | 202 | \$ 10,788 |
| Carpenters - Building | \$ 53.54 | \$ 36.26 | 3 | 1 | \$ 49.22 | 0 | \$ - |
| Carpenters - H&H | \$ 57.33 | \$ 37.99 | 3 | 1 | \$ 52.50 | 60 | \$ 3,160 |
| Cement Masons | \$ 62.47 | \$ 31.83 | 3 | 1 | \$ 54.81 | 26 | \$ 1,420 |
| Electrical Workers | \$ 62.70 | \$ 48.36 | 3 | 2 | \$ 56.97 | 761 | \$ 43,325 |
| Elevator Constructors | \$ 91.38 | \$ 74.71 | 1 | 1 | \$ 83.05 | 0 | \$ - |
| Glaziers | \$ 52.17 | \$ 43.81 | 3 | 1 | \$ 50.08 | 0 | \$ - |
| Heat & Frost Insulators | \$ 57.97 | \$ 47.49 | 8 | 1 | \$ 55.35 | 0 | \$ - |
| Iron Workers | \$ 60.26 | \$ 41.44 | 3 | 1 | \$ 55.56 | 112 | \$ 6,203 |
| Laborers - Abatement | \$ 49.85 | \$ 34.20 | 3 | 1 | \$ 45.94 | 0 | \$ - |
| Laborers - Building | \$ 48.85 | \$ 34.20 | 3 | 1 | \$ 45.19 | 0 | \$ - |
| Laborers - H&H | \$ 54.96 | \$ 38.47 | 3 | 1 | \$ 50.84 | 4,452 | \$ 226,311 |
| Operating Engineers - Building | \$ 67.37 | \$ 56.65 | 3 | 1 | \$ 64.69 | 0 | \$ - |
| Operating Engineers - H&H | \$ 77.79 | \$ 64.03 | 3 | 1 | \$ 74.35 | 1,300 | \$ 96,622 |
| Operating Engineers - Tech | \$ 69.36 | \$ 56.73 | 3 | 1 | \$ 66.20 | 133 | \$ 8,828 |
| Painters | \$ 48.35 | \$ 40.96 | 3 | 1 | \$ 46.50 | 11 | \$ 505 |
| Plasterers | \$ 52.64 | \$ 43.60 | 2 | 1 | \$ 49.63 | 0 | \$ - |
| Plumbers & Steamfitters | \$ 63.09 | \$ 39.10 | 3 | 1 | \$ 57.09 | 0 | \$ - |
| Roofers | \$ 51.37 | \$ 35.66 | 3 | 1 | \$ 47.44 | 0 | \$ - |
| Sheet Metal Workers | \$ 62.01 | \$ 43.31 | 3 | 1 | \$ 57.84 | 5 | \$ 281 |
| Sprinkler Fitters | \$ 64.26 | \$ 53.36 | 2 | 1 | \$ 60.63 | 0 | \$ - |
| Teamsters - H&H | \$ 50.65 | \$ - | 1 | 0 | \$ 50.65 | 223 | \$ 11,292 |
| Total | | | | | | 7,283 | \$ 408,734 |
| | | | | | | Utilization Based on Site Activity | 20% |
| | | | | | | Savings for Non-Union Labor Using Apprentices - Phase 2A - Access Road | \$ 5,831 |

Assumptions:

- Crew sizes large enough to utilize apprentice ratios is estimated to be 20 percent of the total non-union hours
- Savings based on standardizing on ratios set by New York State Department of Labor (3:1 or better)

Non-Union Labor Cost Using No Apprentices

| Phase 2A - Front Entry | Journeyman Package | Apprentice Package | J | A | Average Package | Non-Union Hours | Total Cost |
|--------------------------------|-----------------------|-----------------------|---|---|--------------------|--------------------|---------------------|
| Bricklayers - Building | \$ 55.95 | \$ 39.76 | 3 | 0 | \$ 55.95 | 1,827 | \$ 102,221 |
| Bricklayers - H&H | \$ 55.95 | \$ 46.19 | 3 | 0 | \$ 55.95 | 0 | \$ - |
| Carpenters - Building | \$ 53.54 | \$ 36.26 | 3 | 0 | \$ 53.54 | 6,535 | \$ 349,857 |
| Carpenters - H&H | \$ 57.33 | \$ 37.99 | 3 | 0 | \$ 57.33 | 0 | \$ - |
| Cement Masons | \$ 62.47 | \$ 31.83 | 3 | 0 | \$ 62.47 | 70 | \$ 4,373 |
| Electrical Workers | \$ 62.70 | \$ 48.36 | 3 | 0 | \$ 62.70 | 2,458 | \$ 154,098 |
| Elevator Constructors | \$ 91.38 | \$ 74.71 | 3 | 0 | \$ 91.38 | 270 | \$ - |
| Glaziers | \$ 52.17 | \$ 43.81 | 3 | 0 | \$ 52.17 | 1,316 | \$ 68,637 |
| Heat & Frost Insulators | \$ 57.97 | \$ 47.49 | 3 | 0 | \$ 57.97 | 992 | \$ 57,500 |
| Iron Workers | \$ 60.26 | \$ 41.44 | 3 | 0 | \$ 60.26 | 2,515 | \$ 151,560 |
| Laborers - Abatement | \$ 49.85 | \$ 34.20 | 3 | 0 | \$ 49.85 | 50 | \$ 2,478 |
| Laborers - Building | \$ 48.85 | \$ 34.20 | 3 | 0 | \$ 48.85 | 1,779 | \$ 86,889 |
| Laborers - H&H | \$ 54.96 | \$ 38.47 | 3 | 0 | \$ 54.96 | 0 | \$ - |
| Operating Engineers - Building | \$ 67.37 | \$ 56.65 | 3 | 0 | \$ 67.37 | 1,162 | \$ 78,308 |
| Operating Engineers - H&H | \$ 77.79 | \$ 64.03 | 3 | 0 | \$ 77.79 | 0 | \$ - |
| Operating Engineers - Tech | \$ 69.36 | \$ 56.73 | 3 | 0 | \$ 69.36 | 153 | \$ 10,609 |
| Painters | \$ 48.35 | \$ 40.96 | 3 | 0 | \$ 48.35 | 687 | \$ 33,202 |
| Plasterers | \$ 52.64 | \$ 43.60 | 3 | 0 | \$ 52.64 | 147 | \$ 7,757 |
| Plumbers & Steamfitters | \$ 63.09 | \$ 39.10 | 3 | 0 | \$ 63.09 | 3,149 | \$ 198,689 |
| Roofers | \$ 51.37 | \$ 35.66 | 3 | 0 | \$ 51.37 | 1,718 | \$ 88,261 |
| Sheet Metal Workers | \$ 62.01 | \$ 43.31 | 3 | 0 | \$ 62.01 | 1,510 | \$ 93,607 |
| Sprinkler Fitters | \$ 64.26 | \$ 53.36 | 3 | 0 | \$ 64.26 | 253 | \$ 16,283 |
| Teamsters - H&H | \$ 50.65 | \$ - | 3 | 0 | \$ 50.65 | 0 | \$ - |
| Total | | | | | | 26,590 | \$ 1,504,329 |

Assumptions:

- Crew sizes large enough to utilize apprentice ratios is estimated to be 20 percent of the total non-union hours
- Savings based on standardizing on ratios set by New York State Department of Labor (3:1 or better)

Non-Union Labor Cost Using Apprentice Ratios of 3:1 or Better

| Phase 2A - Front Entry | Journeyman Package | Apprentice Package | J | A | Average Package | Non-Union Hours | Total Cost |
|--------------------------------|-----------------------|-----------------------|---|---|--------------------|---|---------------------|
| Bricklayers - Building | \$ 55.95 | \$ 39.76 | 3 | 1 | \$ 51.90 | 1,827 | \$ 94,826 |
| Bricklayers - H&H | \$ 55.95 | \$ 46.19 | 3 | 1 | \$ 53.51 | 0 | \$ - |
| Carpenters - Building | \$ 53.54 | \$ 36.26 | 3 | 1 | \$ 49.22 | 6,535 | \$ 321,620 |
| Carpenters - H&H | \$ 57.33 | \$ 37.99 | 3 | 1 | \$ 52.50 | 0 | \$ - |
| Cement Masons | \$ 62.47 | \$ 31.83 | 3 | 1 | \$ 54.81 | 70 | \$ 3,837 |
| Electrical Workers | \$ 62.70 | \$ 48.36 | 3 | 2 | \$ 56.97 | 2,458 | \$ 140,003 |
| Elevator Constructors | \$ 91.38 | \$ 74.71 | 1 | 1 | \$ 83.05 | 270 | \$ - |
| Glaziers | \$ 52.17 | \$ 43.81 | 3 | 1 | \$ 50.08 | 1,316 | \$ 65,886 |
| Heat & Frost Insulators | \$ 57.97 | \$ 47.49 | 3 | 1 | \$ 55.35 | 992 | \$ 54,902 |
| Iron Workers | \$ 60.26 | \$ 41.44 | 3 | 1 | \$ 55.56 | 2,515 | \$ 139,726 |
| Laborers - Abatement | \$ 49.85 | \$ 34.20 | 3 | 1 | \$ 45.94 | 50 | \$ 2,283 |
| Laborers - Building | \$ 48.85 | \$ 34.20 | 3 | 1 | \$ 45.19 | 1,779 | \$ 80,375 |
| Laborers - H&H | \$ 54.96 | \$ 38.47 | 3 | 1 | \$ 50.84 | 0 | \$ - |
| Operating Engineers - Building | \$ 67.37 | \$ 56.65 | 3 | 1 | \$ 64.69 | 1,162 | \$ 75,193 |
| Operating Engineers - H&H | \$ 77.79 | \$ 64.03 | 3 | 1 | \$ 74.35 | 0 | \$ - |
| Operating Engineers - Tech | \$ 69.36 | \$ 56.73 | 3 | 1 | \$ 66.20 | 153 | \$ 10,126 |
| Painters | \$ 48.35 | \$ 40.96 | 3 | 1 | \$ 46.50 | 687 | \$ 31,934 |
| Plasterers | \$ 52.64 | \$ 43.60 | 2 | 1 | \$ 49.63 | 147 | \$ 7,312 |
| Plumbers & Steamfitters | \$ 63.09 | \$ 39.10 | 3 | 1 | \$ 57.09 | 3,149 | \$ 179,798 |
| Roofers | \$ 51.37 | \$ 35.66 | 3 | 1 | \$ 47.44 | 1,718 | \$ 81,513 |
| Sheet Metal Workers | \$ 62.01 | \$ 43.31 | 3 | 1 | \$ 57.34 | 1,510 | \$ 86,551 |
| Sprinkler Fitters | \$ 64.26 | \$ 53.36 | 2 | 1 | \$ 60.63 | 253 | \$ 15,363 |
| Teamsters - H&H | \$ 50.65 | \$ - | 1 | 0 | \$ 50.65 | 0 | \$ - |
| Total | | | | | | 26,590 | \$ 1,391,249 |
| | | | | | | Utilization Based on Site Activity | 20% |
| | | | | | | Savings for Non-Union Labor Using Apprentices - Phase 2A - Access Road | \$ 22,616 |

Assumptions:

- Crew sizes large enough to utilize apprentice ratios is estimated to be 20 percent of the total non-union hours
- Savings based on standardizing on ratios set by New York State Department of Labor (3:1 or better)

Non-Union Labor Cost Using No Apprentices

| Phase 2B - Tropics Building | Journeyman Package | Apprentice Package | J | A | Average Package | Non-Union Hours | Total Cost |
|--------------------------------|--------------------|--------------------|---|---|-----------------|-----------------|---------------------|
| Bricklayers - Building | \$ 55.95 | \$ 39.76 | 3 | 0 | \$ 55.95 | 5,116 | \$ 286,237 |
| Bricklayers - H&H | \$ 55.95 | \$ 46.19 | 3 | 0 | \$ 55.95 | 0 | \$ - |
| Carpenters - Building | \$ 53.54 | \$ 36.26 | 3 | 0 | \$ 53.54 | 22,647 | \$ 1,212,544 |
| Carpenters - H&H | \$ 57.33 | \$ 37.99 | 3 | 0 | \$ 57.33 | 1,219 | \$ 69,888 |
| Cement Masons | \$ 62.47 | \$ 31.83 | 3 | 0 | \$ 62.47 | 671 | \$ 41,936 |
| Electrical Workers | \$ 62.70 | \$ 48.36 | 3 | 0 | \$ 62.70 | 10,770 | \$ 675,248 |
| Elevator Constructors | \$ 91.38 | \$ 74.71 | 3 | 0 | \$ 91.38 | 713 | \$ - |
| Glaziers | \$ 52.17 | \$ 43.81 | 3 | 0 | \$ 52.17 | 1,172 | \$ 61,151 |
| Heat & Frost Insulators | \$ 57.97 | \$ 47.49 | 3 | 0 | \$ 57.97 | 10,373 | \$ 601,320 |
| Iron Workers | \$ 60.26 | \$ 41.44 | 3 | 0 | \$ 60.26 | 6,534 | \$ 393,748 |
| Laborers - Abatement | \$ 49.85 | \$ 34.20 | 3 | 0 | \$ 49.85 | 0 | \$ - |
| Laborers - Building | \$ 48.85 | \$ 34.20 | 3 | 0 | \$ 48.85 | 21,222 | \$ 1,036,707 |
| Laborers - H&H | \$ 54.96 | \$ 38.47 | 3 | 0 | \$ 54.96 | 15,032 | \$ 826,148 |
| Operating Engineers - Building | \$ 67.37 | \$ 56.65 | 3 | 0 | \$ 67.37 | 7,258 | \$ 488,968 |
| Operating Engineers - H&H | \$ 77.79 | \$ 64.03 | 3 | 0 | \$ 77.79 | 3,870 | \$ 301,043 |
| Operating Engineers - Tech | \$ 69.36 | \$ 56.73 | 3 | 0 | \$ 69.36 | 472 | \$ 32,748 |
| Painters | \$ 48.35 | \$ 40.96 | 3 | 0 | \$ 48.35 | 362 | \$ 17,481 |
| Plasterers | \$ 52.64 | \$ 43.60 | 3 | 0 | \$ 52.64 | 0 | \$ - |
| Plumbers & Steamfitters | \$ 63.09 | \$ 39.10 | 3 | 0 | \$ 63.09 | 8,222 | \$ 518,717 |
| Roofers | \$ 51.37 | \$ 35.66 | 3 | 0 | \$ 51.37 | 721 | \$ 37,020 |
| Sheet Metal Workers | \$ 62.01 | \$ 43.31 | 3 | 0 | \$ 62.01 | 4,022 | \$ 249,373 |
| Sprinkler Fitters | \$ 64.26 | \$ 53.36 | 3 | 0 | \$ 64.26 | 772 | \$ 49,638 |
| Teamsters - H&H | \$ 50.65 | \$ - | 3 | 0 | \$ 50.65 | 0 | \$ - |
| Total | | | | | | 121,168 | \$ 6,899,915 |

Assumptions:

- Crew sizes large enough to utilize apprentice ratios is estimated to be 20 percent of the total non-union hours
- Savings based on standardizing on ratios set by New York State Department of Labor (3:1 or better)

Non-Union Labor Cost Using Apprentice Ratios of 3:1 or Better

| Phase 2B - Tropics Building | Journeyman Package | Apprentice Package | J | A | Average Package | Non-Union Hours | Total Cost |
|--------------------------------|--------------------|--------------------|---|---|-----------------|-----------------|--------------|
| Bricklayers - Building | \$ 55.95 | \$ 39.76 | 3 | 1 | \$ 51.90 | 5,116 | \$ 265,531 |
| Bricklayers - H&H | \$ 55.95 | \$ 46.19 | 3 | 1 | \$ 53.51 | 0 | \$ - |
| Carpenters - Building | \$ 53.54 | \$ 36.26 | 3 | 1 | \$ 49.22 | 22,647 | \$ 1,114,679 |
| Carpenters - H&H | \$ 57.33 | \$ 37.99 | 3 | 1 | \$ 52.50 | 1,219 | \$ 63,994 |
| Cement Masons | \$ 62.47 | \$ 31.83 | 3 | 1 | \$ 54.81 | 671 | \$ 36,794 |
| Electrical Workers | \$ 62.70 | \$ 48.36 | 3 | 2 | \$ 56.97 | 10,770 | \$ 613,487 |
| Elevator Constructors | \$ 91.38 | \$ 74.71 | 1 | 1 | \$ 83.05 | 713 | \$ - |
| Glaziers | \$ 52.17 | \$ 43.81 | 3 | 1 | \$ 50.08 | 1,172 | \$ 58,700 |
| Heat & Frost Insulators | \$ 57.97 | \$ 47.49 | 3 | 1 | \$ 55.35 | 10,373 | \$ 574,148 |
| Iron Workers | \$ 60.26 | \$ 41.44 | 3 | 1 | \$ 55.56 | 6,534 | \$ 363,005 |
| Laborers - Abatement | \$ 49.85 | \$ 34.20 | 3 | 1 | \$ 45.94 | 0 | \$ - |
| Laborers - Building | \$ 48.85 | \$ 34.20 | 3 | 1 | \$ 45.19 | 21,222 | \$ 958,980 |
| Laborers - H&H | \$ 54.96 | \$ 38.47 | 3 | 1 | \$ 50.84 | 15,032 | \$ 764,179 |
| Operating Engineers - Building | \$ 67.37 | \$ 56.65 | 3 | 1 | \$ 64.69 | 7,258 | \$ 469,519 |
| Operating Engineers - H&H | \$ 77.79 | \$ 64.03 | 3 | 1 | \$ 74.35 | 3,870 | \$ 287,733 |
| Operating Engineers - Tech | \$ 69.36 | \$ 56.73 | 3 | 1 | \$ 66.20 | 472 | \$ 31,257 |
| Painters | \$ 48.35 | \$ 40.96 | 3 | 1 | \$ 46.50 | 362 | \$ 16,813 |
| Plasterers | \$ 52.64 | \$ 43.60 | 2 | 1 | \$ 49.63 | 0 | \$ - |
| Plumbers & Steamfitters | \$ 63.09 | \$ 39.10 | 3 | 1 | \$ 57.09 | 8,222 | \$ 469,398 |
| Roofers | \$ 51.37 | \$ 35.66 | 3 | 1 | \$ 47.44 | 721 | \$ 34,189 |
| Sheet Metal Workers | \$ 62.01 | \$ 43.31 | 3 | 1 | \$ 57.34 | 4,022 | \$ 230,576 |
| Sprinkler Fitters | \$ 64.26 | \$ 53.36 | 2 | 1 | \$ 60.63 | 772 | \$ 46,831 |
| Teamsters - H&H | \$ 50.65 | \$ - | 1 | 0 | \$ 50.65 | 0 | \$ - |

Total **121,168** **\$ 6,399,813**

Utilization Based on Site Activity 20%

Savings for Non-Union Labor Using Apprentices - Phase 2B - Tropics Building **\$ 100,020**

Total Savings for Non-Union Labor Using Apprentices **\$ 128,467**

Assumptions:

- Assume one (1) event for Phase 2A (Access Road work only) and one (1) event for Phase 2B
- Based on the number of workers on site per week
- Only eight (8) hours of 24 guaranteed unworked

| | |
|-------------------|---|
| Revised Pay Hours | 1 |
| Number of Events | 1 |

| Phase 2A - Access Road | Rates & Benefits | Rates Only | Workers per Week | Guaranteed Pay (Hrs) | Total Savings |
|--------------------------------|------------------|------------------|------------------|----------------------|-----------------|
| Bricklayers - Building | \$ 55.95 | \$ 30.56 | 0 | 2 | \$ - |
| Bricklayers - H&H | \$ 55.95 | \$ 32.53 | 4 | 2 | \$ 317 |
| Carpenters - Building | \$ 53.54 | \$ 30.65 | 0 | 2 | \$ - |
| Carpenters - H&H | \$ 57.33 | \$ 33.13 | 2 | 2 | \$ 163 |
| Cement Masons | \$ 62.47 | \$ 31.00 | 1 | 2 | \$ 94 |
| Electrical Workers | \$ 62.70 | \$ 36.00 | 5 | 2 | \$ 447 |
| Elevator Constructors | \$ 91.38 | \$ 52.41 | 0 | 2 | \$ - |
| Glaziers | \$ 52.17 | \$ 27.88 | 0 | 2 | \$ - |
| Heat & Frost Insulators | \$ 57.97 | \$ 33.26 | 0 | 0 | \$ - |
| Iron Workers | \$ 60.26 | \$ 29.50 | 2 | 2 | \$ 182 |
| Laborers - Abatement | \$ 49.85 | \$ 28.37 | 0 | 2 | \$ - |
| Laborers - Building | \$ 48.85 | \$ 27.37 | 0 | 2 | \$ - |
| Laborers - H&H | \$ 54.96 | \$ 30.71 | 14 | 2 | \$ 1,109 |
| Operating Engineers - Building | \$ 67.37 | \$ 35.73 | 0 | 2 | \$ - |
| Operating Engineers - H&H | \$ 77.79 | \$ 45.86 | 4 | 2 | \$ 439 |
| Operating Engineers - Tech | \$ 69.36 | \$ 42.11 | 3 | 2 | \$ 290 |
| Painters | \$ 48.35 | \$ 24.62 | 1 | 2 | \$ 72 |
| Plasterers | \$ 52.64 | \$ 30.15 | 0 | 2 | \$ - |
| Plumbers & Steamfitters | \$ 63.09 | \$ 35.38 | 0 | 2 | \$ - |
| Roofers | \$ 51.37 | \$ 29.80 | 0 | 2 | \$ - |
| Sheet Metal Workers | \$ 62.01 | \$ 33.89 | 1 | 2 | \$ 90 |
| Sprinkler Fitters | \$ 64.26 | \$ 36.33 | 0 | 4 | \$ - |
| Teamsters - H&H | \$ 50.65 | \$ 25.88 | 2 | 2 | \$ 152 |
| Total | | \$ 762.62 | | | \$ 3,355 |

Savings through the Reduction of Guaranteed Pay - Phase 2A - Access Road **\$ 3,355**

Assumptions:

- Assume one (1) event for Phase 2A (Access Road work only) and one (1) event for Phase 2B
- Based on the number of workers on site per week
- Only eight (8) hours of 24 guaranteed unworked

| | |
|-------------------|---|
| Revised Pay Hours | 1 |
| Number of Events | 0 |

| Phase 2A - Front Entry | Rates & Benefits | Rates Only | Workers per Week | Guaranteed Pay (Hrs) | Total Savings |
|--------------------------------|------------------|------------------|------------------|----------------------|---------------|
| Bricklayers - Building | \$ 55.95 | \$ 30.56 | 6 | 2 | \$ - |
| Bricklayers - H&H | \$ 55.95 | \$ 32.53 | 0 | 2 | \$ - |
| Carpenters - Building | \$ 53.54 | \$ 30.65 | 10 | 2 | \$ - |
| Carpenters - H&H | \$ 57.33 | \$ 33.13 | 0 | 2 | \$ - |
| Cement Masons | \$ 62.47 | \$ 31.00 | 2 | 2 | \$ - |
| Electrical Workers | \$ 62.70 | \$ 36.00 | 8 | 2 | \$ - |
| Elevator Constructors | \$ 91.38 | \$ 52.41 | 5 | 2 | \$ - |
| Glaziers | \$ 52.17 | \$ 27.88 | 4 | 2 | \$ - |
| Heat & Frost Insulators | \$ 57.97 | \$ 33.26 | 3 | 0 | \$ - |
| Iron Workers | \$ 60.26 | \$ 29.50 | 8 | 2 | \$ - |
| Laborers - Abatement | \$ 49.85 | \$ 28.37 | 1 | 2 | \$ - |
| Laborers - Building | \$ 48.85 | \$ 27.37 | 6 | 2 | \$ - |
| Laborers - H&H | \$ 54.96 | \$ 30.71 | 0 | 2 | \$ - |
| Operating Engineers - Building | \$ 67.37 | \$ 35.73 | 4 | 2 | \$ - |
| Operating Engineers - H&H | \$ 77.79 | \$ 45.86 | 0 | 2 | \$ - |
| Operating Engineers - Tech | \$ 69.36 | \$ 42.11 | 3 | 2 | \$ - |
| Painters | \$ 48.35 | \$ 24.62 | 5 | 2 | \$ - |
| Plasterers | \$ 52.64 | \$ 30.15 | 3 | 2 | \$ - |
| Plumbers & Steamfitters | \$ 63.09 | \$ 35.38 | 5 | 2 | \$ - |
| Roofers | \$ 51.37 | \$ 29.80 | 6 | 2 | \$ - |
| Sheet Metal Workers | \$ 62.01 | \$ 33.89 | 5 | 2 | \$ - |
| Sprinkler Fitters | \$ 64.26 | \$ 36.33 | 5 | 4 | \$ - |
| Teamsters - H&H | \$ 50.65 | \$ 25.38 | 0 | 2 | \$ - |
| Total | | \$ 762.62 | | | \$ - |

Savings through the Reduction of Guaranteed Pay - Phase 2A - Front Entry \$ -

Tropical Exhibit and Main
Entry Plaza Project

Guaranteed Pay
Appendix C

Due Diligence Study
Monroe County

Assumptions:

- Assume one (1) event for Phase 2A (Access Road work only) and one (1) event for Phase 2B
- Based on the number of workers on site per week
- Only eight (8) hours of 24 guaranteed unworked

| | |
|-------------------|---|
| Revised Pay Hours | 1 |
| Number of Events | 1 |

| Phase 2B - Tropics Building | Rates & Benefits | Rates Only | Workers per Week | Guaranteed Pay (Hrs) | Total Savings |
|--------------------------------|------------------|------------------|------------------|----------------------|------------------|
| Bricklayers - Building | \$ 55.95 | \$ 30.56 | 8 | 2 | \$ 651 |
| Bricklayers - H&H | \$ 55.95 | \$ 32.53 | 0 | 2 | \$ - |
| Carpenters - Building | \$ 53.54 | \$ 30.65 | 16 | 2 | \$ 1,223 |
| Carpenters - H&H | \$ 57.33 | \$ 33.13 | 8 | 2 | \$ 652 |
| Cement Masons | \$ 62.47 | \$ 31.00 | 4 | 2 | \$ 376 |
| Electrical Workers | \$ 62.70 | \$ 36.00 | 11 | 2 | \$ 983 |
| Elevator Constructors | \$ 91.38 | \$ 52.41 | 7 | 2 | \$ - |
| Glaziers | \$ 52.17 | \$ 27.88 | 7 | 2 | \$ 535 |
| Heat & Frost Insulators | \$ 57.97 | \$ 33.26 | 11 | 0 | \$ - |
| Iron Workers | \$ 60.26 | \$ 29.50 | 10 | 2 | \$ 910 |
| Laborers - Abatement | \$ 49.85 | \$ 28.37 | 0 | 2 | \$ - |
| Laborers - Building | \$ 48.85 | \$ 27.37 | 15 | 2 | \$ 1,055 |
| Laborers - H&H | \$ 54.96 | \$ 30.71 | 11 | 2 | \$ 871 |
| Operating Engineers - Building | \$ 67.37 | \$ 35.73 | 5 | 2 | \$ 495 |
| Operating Engineers - H&H | \$ 77.79 | \$ 45.86 | 3 | 2 | \$ 329 |
| Operating Engineers - Tech | \$ 69.36 | \$ 42.11 | 5 | 2 | \$ 483 |
| Painters | \$ 48.35 | \$ 24.62 | 7 | 2 | \$ 505 |
| Plasterers | \$ 52.64 | \$ 30.15 | 0 | 2 | \$ - |
| Plumbers & Steamfitters | \$ 63.09 | \$ 35.38 | 13 | 2 | \$ 1,180 |
| Roofers | \$ 51.37 | \$ 29.80 | 7 | 2 | \$ 511 |
| Sheet Metal Workers | \$ 62.01 | \$ 33.89 | 6 | 2 | \$ 541 |
| Sprinkler Fitters | \$ 64.26 | \$ 36.33 | 5 | 4 | \$ 1,104 |
| Teamsters - H&H | \$ 50.65 | \$ 25.38 | 0 | 2 | \$ - |
| Total | | \$ 762.62 | | | \$ 12,404 |

Savings through the Reduction of Guaranteed Pay - Phase 2AB - Tropics Building **\$ 12,404**

Total Savings through the Reduction of Guaranteed Pay \$ 15,759

Assumptions:

- Based on the number of workers on site for each observed holiday
- Assume project site planned shutdown on Christmas/New Years week (no pay obligation)

Number of Holidays

| Phase 2A - Access Road | Rates & Benefits | Workers per Week | Holiday Pay (Hrs) | Total Savings |
|--|------------------|------------------|---------------------|-----------------|
| Bricklayers - Building | \$ 55.95 | 0 | 0 | \$ - |
| Bricklayers - H&H | \$ 55.95 | 4 | 0 | \$ - |
| Carpenters - Building | \$ 53.54 | 0 | 0 | \$ - |
| Carpenters - H&H | \$ 57.33 | 2 | 8 | \$ - |
| Cement Masons | \$ 62.47 | 1 | 0 | \$ - |
| Electrical Workers | \$ 62.70 | 5 | 0 | \$ - |
| Elevator Constructors | \$ 91.38 | 0 | 8 | \$ - |
| Glaziers | \$ 52.17 | 0 | 0 | \$ - |
| Heat & Frost Insulators | \$ 57.97 | 0 | 0 | \$ - |
| Iron Workers | \$ 60.26 | 2 | 0 | \$ - |
| Laborers - Abatement | \$ 49.85 | 0 | 0 | \$ - |
| Laborers - Building | \$ 48.85 | 0 | 0 | \$ - |
| Laborers - H&H | \$ 54.96 | 14 | 8 | \$ 6,156 |
| Operating Engineers - Building | \$ 67.37 | 0 | 8 | \$ - |
| Operating Engineers - H&H | \$ 77.79 | 4 | 8 | \$ 2,489 |
| Operating Engineers - Tech | \$ 69.36 | 3 | 0 | \$ - |
| Painters | \$ 48.35 | 1 | 0 | \$ - |
| Plasterers | \$ 52.64 | 0 | 0 | \$ - |
| Plumbers & Steamfitters | \$ 63.09 | 0 | 0 | \$ - |
| Roofers | \$ 51.37 | 0 | 0 | \$ - |
| Sheet Metal Workers | \$ 62.01 | 1 | 0 | \$ - |
| Sprinkler Fitters | \$ 64.26 | 0 | 0 | \$ - |
| Teamsters - H&H | \$ 50.65 | 2 | 0 | \$ - |
| Total | | | | \$ 8,645 |
| | | | Union Participation | 65% |
| Savings through the Elimination of Holiday Pay - Phase 2A - Access Road | | | | \$ 5,619 |

Tropical Exhibit and Main
Entry Plaza Project

No Holiday Pay
Appendix C

Due Diligence Study
Monroe County

Assumptions:

- Based on the number of workers on site for each observed holiday
- Assume project site planned shutdown on Christmas/New Years week (no pay obligation)

Number of Holidays

| Phase 2A - Front Entry | Rates & Benefits | Workers per Week | Holiday Pay (Hrs) | Total Savings |
|--------------------------------|------------------|------------------|-------------------|---------------|
| Bricklayers - Building | \$ 55.95 | 6 | 0 | \$ - |
| Bricklayers - H&H | \$ 55.95 | 0 | 0 | \$ - |
| Carpenters - Building | \$ 53.54 | 10 | 0 | \$ - |
| Carpenters - H&H | \$ 57.33 | 0 | 8 | \$ - |
| Cement Masons | \$ 62.47 | 2 | 0 | \$ - |
| Electrical Workers | \$ 62.70 | 8 | 0 | \$ - |
| Elevator Constructors | \$ 91.38 | 5 | 8 | \$ - |
| Glaziers | \$ 52.17 | 4 | 0 | \$ - |
| Heat & Frost Insulators | \$ 57.97 | 3 | 0 | \$ - |
| Iron Workers | \$ 60.26 | 8 | 0 | \$ - |
| Laborers - Abatement | \$ 49.85 | 1 | 0 | \$ - |
| Laborers - Building | \$ 48.85 | 6 | 0 | \$ - |
| Laborers - H&H | \$ 54.96 | 0 | 8 | \$ - |
| Operating Engineers - Building | \$ 67.37 | 4 | 8 | \$ 12,935 |
| Operating Engineers - H&H | \$ 77.79 | 0 | 8 | \$ - |
| Operating Engineers - Tech | \$ 69.36 | 3 | 0 | \$ - |
| Painters | \$ 48.35 | 5 | 0 | \$ - |
| Plasterers | \$ 52.64 | 3 | 0 | \$ - |
| Plumbers & Steamfitters | \$ 63.09 | 5 | 0 | \$ - |
| Roofers | \$ 51.37 | 6 | 0 | \$ - |
| Sheet Metal Workers | \$ 62.01 | 5 | 0 | \$ - |
| Sprinkler Fitters | \$ 64.26 | 5 | 0 | \$ - |
| Teamsters - H&H | \$ 50.65 | 0 | 0 | \$ - |

Total \$ 12,935

Union Participation 65%

Savings through the Elimination of Holiday Pay - Phase 2A - Front Entry

Assumptions:

- Based on the number of workers on site for each observed holiday
- Assume project site planned shutdown on Christmas/New Years week (no pay obligation)

Number of Holidays

| Phase 2B - Tropics Building | Rates & Benefits | Workers per Week | Holiday Pay (Hrs) | Total Savings |
|--------------------------------|------------------|------------------|-------------------|------------------|
| Bricklayers - Building | \$ 55.95 | 8 | 0 | \$ - |
| Bricklayers - H&H | \$ 55.95 | 0 | 0 | \$ - |
| Carpenters - Building | \$ 53.54 | 16 | 0 | \$ - |
| Carpenters - H&H | \$ 57.33 | 8 | 8 | \$ 22,015 |
| Cement Masons | \$ 62.47 | 4 | 0 | \$ - |
| Electrical Workers | \$ 62.70 | 11 | 0 | \$ - |
| Elevator Constructors | \$ 91.38 | 7 | 8 | \$ - |
| Glaziers | \$ 52.17 | 7 | 0 | \$ - |
| Heat & Frost Insulators | \$ 57.97 | 11 | 0 | \$ - |
| Iron Workers | \$ 60.26 | 10 | 0 | \$ - |
| Laborers - Abatement | \$ 49.85 | 0 | 0 | \$ - |
| Laborers - Building | \$ 48.85 | 15 | 0 | \$ - |
| Laborers - H&H | \$ 54.96 | 11 | 8 | \$ 29,019 |
| Operating Engineers - Building | \$ 67.37 | 5 | 8 | \$ 16,169 |
| Operating Engineers - H&H | \$ 77.79 | 3 | 8 | \$ 11,202 |
| Operating Engineers - Tech | \$ 69.36 | 5 | 0 | \$ - |
| Painters | \$ 48.35 | 7 | 0 | \$ - |
| Plasterers | \$ 52.64 | 0 | 0 | \$ - |
| Plumbers & Steamfitters | \$ 63.09 | 13 | 0 | \$ - |
| Roofers | \$ 51.37 | 7 | 0 | \$ - |
| Sheet Metal Workers | \$ 62.01 | 6 | 0 | \$ - |
| Sprinkler Fitters | \$ 64.26 | 5 | 0 | \$ - |
| Teamsters - H&H | \$ 50.65 | 0 | 0 | \$ - |
| Total | | | | \$ 78,404 |

Union Participation 65%

Savings through the Elimination of Holiday Pay - Phase 2B - Tropics Building

Total Savings through the Elimination of Holiday Pay

Tropical Exhibit and Main
Entry Plaza Project

Shift Work
Appendix C

Due Diligence Study
Monroe County

Assumptions:

- Shift work is applicable to 2% of the total project hours (40% of applicable hours worked on a second shift/0% of applicable hours worked on a third shift)
- Shift work not applicable to Access Road work
- Shift premiums set at 5% for second shift, 10% for third shift (or less as specified in the current applicable CBA)

| Craft | Wage Rates by Craft | | | | | | | | |
|--------------------------------|---------------------|------------------------|--------------------|-------------------------|------------------------|--------------------|--------------------------|------------------------|------------------------|
| | 1st Shift Union | 1st Shift Non-Union | 2nd Shift Union | 2nd Shift Union (5%) | 2nd Shift Non-Union | 3rd Shift Union | 3rd Shift Union (10%) | 3rd Shift Non-Union | 3rd Shift Non-Union |
| Bricklayers - Building | \$ 30.56 | \$ 30.56 | \$ 33.43 | \$ 32.09 | \$ 32.09 | \$ 36.29 | \$ 33.62 | \$ 33.62 | \$ 33.62 |
| Bricklayers - H&H | \$ 32.53 | \$ 32.53 | \$ 35.58 | \$ 34.16 | \$ 34.16 | \$ 38.63 | \$ 35.78 | \$ 35.78 | \$ 35.78 |
| Carpenters - Building | \$ 30.65 | \$ 30.65 | \$ 33.52 | \$ 32.18 | \$ 32.18 | \$ 36.40 | \$ 33.72 | \$ 33.72 | \$ 33.72 |
| Carpenters - H&H | \$ 33.13 | \$ 33.13 | \$ 36.24 | \$ 34.79 | \$ 34.79 | \$ 39.34 | \$ 36.44 | \$ 36.44 | \$ 36.44 |
| Cement Masons | \$ 31.00 | \$ 30.56 | \$ 33.91 | \$ 32.55 | \$ 32.09 | \$ 36.81 | \$ 34.10 | \$ 33.62 | \$ 33.62 |
| Electrical Workers | \$ 36.00 | \$ 36.00 | \$ 39.38 | \$ 37.80 | \$ 37.80 | \$ 42.75 | \$ 39.60 | \$ 39.60 | \$ 39.60 |
| Elevator Constructors | \$ 52.41 | \$ 52.41 | \$ 57.12 | \$ 55.03 | \$ 55.03 | \$ 62.24 | \$ 57.65 | \$ 57.65 | \$ 57.65 |
| Glaziers | \$ 27.88 | \$ 26.05 | \$ 30.49 | \$ 29.27 | \$ 27.35 | \$ 33.11 | \$ 30.67 | \$ 28.66 | \$ 28.66 |
| Heat & Frost Insulators | \$ 33.26 | \$ 33.26 | \$ 36.38 | \$ 34.97 | \$ 34.92 | \$ 39.50 | \$ 36.59 | \$ 36.59 | \$ 36.59 |
| Iron Workers | \$ 29.50 | \$ 29.50 | \$ 32.27 | \$ 30.98 | \$ 30.98 | \$ 35.03 | \$ 32.45 | \$ 32.45 | \$ 32.45 |
| Laborers - Abatement | \$ 28.17 | \$ 28.37 | \$ 31.03 | \$ 29.79 | \$ 29.79 | \$ 33.69 | \$ 31.21 | \$ 31.21 | \$ 31.21 |
| Laborers - Building | \$ 27.37 | \$ 27.37 | \$ 29.94 | \$ 28.74 | \$ 28.74 | \$ 32.50 | \$ 30.11 | \$ 30.11 | \$ 30.11 |
| Laborers - H&H | \$ 30.71 | \$ 30.71 | \$ 33.59 | \$ 32.25 | \$ 32.25 | \$ 36.47 | \$ 33.78 | \$ 33.78 | \$ 33.78 |
| Operating Engineers - Building | \$ 35.73 | \$ 35.73 | \$ 39.08 | \$ 37.52 | \$ 37.52 | \$ 42.43 | \$ 39.30 | \$ 39.30 | \$ 39.30 |
| Operating Engineers - H&H | \$ 45.86 | \$ 45.86 | \$ 50.16 | \$ 48.15 | \$ 48.15 | \$ 54.46 | \$ 50.45 | \$ 50.45 | \$ 50.45 |
| Operating Engineers - Tech | \$ 42.11 | \$ 42.11 | \$ 46.06 | \$ 44.22 | \$ 44.22 | \$ 50.01 | \$ 46.32 | \$ 46.32 | \$ 46.32 |
| Painters | \$ 24.62 | \$ 24.62 | \$ 26.93 | \$ 25.85 | \$ 25.85 | \$ 29.24 | \$ 27.08 | \$ 27.08 | \$ 27.08 |
| Plasterers | \$ 30.15 | \$ 30.56 | \$ 32.98 | \$ 31.66 | \$ 32.09 | \$ 35.80 | \$ 33.17 | \$ 33.62 | \$ 33.62 |
| Plumbers & Steamfitters | \$ 35.38 | \$ 35.38 | \$ 38.70 | \$ 37.15 | \$ 37.15 | \$ 42.01 | \$ 38.92 | \$ 38.92 | \$ 38.92 |
| Roofers | \$ 29.80 | \$ 29.80 | \$ 32.59 | \$ 31.29 | \$ 31.29 | \$ 35.39 | \$ 32.78 | \$ 32.78 | \$ 32.78 |
| Sheet Metal Workers | \$ 33.89 | \$ 33.89 | \$ 37.07 | \$ 35.58 | \$ 35.58 | \$ 40.24 | \$ 37.28 | \$ 37.28 | \$ 37.28 |
| Sprinkler Fitters | \$ 36.33 | \$ 36.33 | \$ 39.74 | \$ 38.15 | \$ 38.15 | \$ 43.14 | \$ 39.96 | \$ 39.96 | \$ 39.96 |
| Teamsters - H&H | \$ 25.38 | \$ 25.38 | \$ 27.76 | \$ 26.65 | \$ 26.65 | \$ 30.14 | \$ 27.92 | \$ 27.92 | \$ 27.92 |

Assumptions:

- Shift work is applicable to 2% of the total project hours (40% of applicable hours worked on a second shift/0% of applicable hours worked on a third shift)
- Shift work not applicable to Access Road work
- Shift premiums set at 5% for second shift, 10% for third shift (or less as specified in the current applicable CBA)

| Phase 2A - Access Road | Project Hours | Applicable Hours | Hours Breakdown by Shift | | | | | | |
|--------------------------------|---------------|------------------|--------------------------|---------------------|-----------------|---------------------|-----------------|---------------------|----------|
| | | | 1st Shift Union | 1st Shift Non-Union | 2nd Shift Union | 2nd Shift Non-Union | 3rd Shift Union | 3rd Shift Non-Union | |
| Bricklayers - Building | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Bricklayers - H&H | 576 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Carpenters - Building | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Carpenters - H&H | 172 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Cement Masons | 74 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Electrical Workers | 2,173 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Elevator Constructors | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Glaziers | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Heat & Frost Insulators | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Iron Workers | 319 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Laborers - Abatement | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Laborers - Building | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Laborers - H&H | 12,719 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Operating Engineers - Building | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Operating Engineers - H&H | 3,713 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Operating Engineers - Tech | 381 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Painters | 31 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Plasterers | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Plumbers & Steamfitters | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Roofers | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Sheet Metal Workers | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Sprinkler Fitters | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Teamsters - H&H | 637 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 20,809 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Tropical Exhibit and Main
Entry Plaza Project

Shift Work
Appendix C

Due Diligence Study
Monroe County

Assumptions:

- Shift work is applicable to 2% of the total project hours (40% of applicable hours worked on a second shift/0% of applicable hours worked on a third shift)
- Shift work not applicable to Access Road work
- Shift premiums set at 5% for second shift, 10% for third shift (or less as specified in the current applicable CBA)

| Phase 2A - Access Road | All Shifts (No Differential) | Cost Breakdown by Shift | | | | | | |
|--------------------------------|---------------------------------|-------------------------|--------------------|-------------------|--------------------|--------------------|--------------------|--------------------|
| | | 1st Shift (STD) | 2nd Shift (STD) | 2nd Shift (5%) | 2nd Shift (MIN) | 3rd Shift (STD) | 3rd Shift (10%) | 3rd Shift (Min) |
| Bricklayers - Building | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Bricklayers - H&H | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Carpenters - Building | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Carpenters - H&H | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Cement Masons | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Electrical Workers | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Elevator Constructors | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Glaziers | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Heat & Frost Insulators | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Iron Workers | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Laborers - Abatement | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Laborers - Building | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Laborers - H&H | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Operating Engineers - Building | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Operating Engineers - H&H | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Operating Engineers - Tech | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Painters | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Plasterers | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Plumbers & Steamfitters | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Roofers | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Sheet Metal Workers | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Sprinkler Fitters | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Teamsters - H&H | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Total | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |

| Phase 2A - Access Road | Cost | Savings |
|--|------|---------|
| Standard Shift Differentials | \$ - | \$ - |
| 5% 2nd Shift/10% 3rd Shift Differentials or Less | \$ - | \$ - |
| No Differentials | \$ - | \$ - |

Tropical Exhibit and Main
Entry Plaza Project

Shift Work
Appendix C

Due Diligence Study
Monroe County

Assumptions:

- Shift work is applicable to 2% of the total project hours (40% of applicable hours worked on a second shift/0% of applicable hours worked on a third shift)
- Shift work not applicable to Access Road work
- Shift premiums set at 5% for second shift, 10% for third shift (or less as specified in the current applicable CBA)

| Phase 2A - Front Entry | Project Hours | Applicable Hours | Hours Breakdown by Shift | | | | | |
|--------------------------------|---------------|------------------|--------------------------|---------------------|-----------------|---------------------|-----------------|---------------------|
| | | | 1st Shift Union | 1st Shift Non-Union | 2nd Shift Union | 2nd Shift Non-Union | 3rd Shift Union | 3rd Shift Non-Union |
| Bricklayers - Building | 5,220 | 304 | 41 | 22 | 20 | 11 | 7 | 4 |
| Bricklayers - H&H | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Carpenters - Building | 18,670 | 373 | 146 | 78 | 73 | 39 | 24 | 13 |
| Carpenters - H&H | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Cement Masons | 290 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Electrical Workers | 7,022 | 140 | 55 | 29 | 27 | 15 | 9 | 5 |
| Elevator Constructors | 772 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Glaziers | 3,759 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Heat & Frost Insulators | 2,814 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Iron Workers | 7,186 | 144 | 56 | 30 | 28 | 15 | 9 | 5 |
| Laborers - Abatement | 142 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Laborers - Building | 5,082 | 102 | 40 | 21 | 20 | 11 | 7 | 4 |
| Laborers - H&H | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Operating Engineers - Building | 3,321 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Operating Engineers - H&H | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Operating Engineers - Tech | 437 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Painters | 1,962 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Plasterers | 421 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Plumbers & Steamfitters | 8,998 | 180 | 70 | 38 | 35 | 19 | 12 | 6 |
| Roofers | 4,909 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Sheet Metal Workers | 4,313 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Sprinkler Fitters | 724 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Teamsters - H&H | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 75,972 | 1,044 | 407 | 219 | 203 | 110 | 68 | 37 |

Seneca Park Zoo Rev 6 2022-04-21.xlsm

Tropical Exhibit and Main
Entry Plaza Project

Shift Work
Appendix C

Due Diligence Study
Monroe County

Assumptions:

- Shift work is applicable to 2% of the total project hours (40% of applicable hours worked on a second shift/0% of applicable hours worked on a third shift)
- Shift work not applicable to Access Road work
- Shift premiums set at 5% for second shift, 10% for third shift (or less as specified in the current applicable CBA)

| Phase 2A - Front Entry | All Shifts (No Differential) | Cost Breakdown by Shift | | | | | | |
|--------------------------------|---------------------------------|-------------------------|--------------------|-------------------|--------------------|--------------------|--------------------|--------------------|
| | | 1st Shift (STD) | 2nd Shift (STD) | 2nd Shift (5%) | 2nd Shift (MIN) | 3rd Shift (STD) | 3rd Shift (10%) | 3rd Shift (Min) |
| Bricklayers - Building | \$ 3,238 | \$ 1,914 | \$ 1,032 | \$ 1,005 | \$ 1,005 | \$ 369 | \$ 351 | \$ 351 |
| Bricklayers - H&H | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Carpenters - Building | \$ 11,545 | \$ 6,867 | \$ 3,703 | \$ 3,605 | \$ 3,605 | \$ 1,324 | \$ 1,259 | \$ 1,259 |
| Carpenters - H&H | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Cement Masons | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Electrical Workers | \$ 5,100 | \$ 3,034 | \$ 1,636 | \$ 1,593 | \$ 1,593 | \$ 585 | \$ 556 | \$ 556 |
| Elevator Constructors | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Glaziers | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Heat & Frost Insulators | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Iron Workers | \$ 4,277 | \$ 2,544 | \$ 1,372 | \$ 1,336 | \$ 1,336 | \$ 490 | \$ 466 | \$ 466 |
| Laborers - Abatement | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Laborers - Building | \$ 2,806 | \$ 1,669 | \$ 900 | \$ 876 | \$ 876 | \$ 322 | \$ 306 | \$ 306 |
| Laborers - H&H | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Operating Engineers - Building | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Operating Engineers - H&H | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Operating Engineers - Tech | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Painters | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Plasterers | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Plumbers & Steamfitters | \$ 6,423 | \$ 3,820 | \$ 2,060 | \$ 2,006 | \$ 2,006 | \$ 737 | \$ 700 | \$ 700 |
| Roofers | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Sheet Metal Workers | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Sprinkler Fitters | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Teamsters - H&H | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Total | \$ 33,369 | \$ 19,848 | \$ 10,702 | \$ 10,420 | \$ 10,420 | \$ 3,827 | \$ 3,639 | \$ 3,639 |

| Phase 2A - Front Entry | Cost | Savings |
|--|-----------|----------|
| Standard Shift Differentials | \$ 34,377 | \$ - |
| 5% 2nd Shift/10% 3rd Shift Differentials or Less | \$ 33,907 | \$ 470 |
| No Differentials | \$ 33,369 | \$ 1,008 |

Tropical Exhibit and Main
Entry Plaza Project

Shift Work
Appendix C

Due Diligence Study
Monroe County

Assumptions:

- Shift work is applicable to 2% of the total project hours (40% of applicable hours worked on a second shift, 0% of applicable hours worked on a third shift)
- Shift work not applicable to Access Road work
- Shift premiums set at 5% for second shift, 10% for third shift (or less as specified in the current applicable CBA)

Hours Breakdown by Shift

| Phase 2B - Tropics Building | Project Hours | Applicable Hours | 1st Shift Union | 1st Shift Non-Union | 2nd Shift Union | 2nd Shift Non-Union | 3rd Shift Union | 3rd Shift Non-Union |
|--------------------------------|----------------|------------------|-----------------|---------------------|-----------------|---------------------|-----------------|---------------------|
| Bricklayers - Building | 14,617 | 292 | 114 | 61 | 57 | 31 | 19 | 10 |
| Bricklayers - H&H | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Carpenters - Building | 64,707 | 1,294 | 505 | 272 | 252 | 136 | 84 | 45 |
| Carpenters - H&H | 3,483 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Cement Masons | 1,918 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Electrical Workers | 30,770 | 615 | 240 | 129 | 120 | 65 | 40 | 22 |
| Elevator Constructors | 2,038 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Glaziers | 3,349 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Heat & Frost Insulators | 29,637 | 593 | 231 | 124 | 116 | 62 | 39 | 23 |
| Iron Workers | 18,669 | 373 | 146 | 78 | 73 | 39 | 24 | 13 |
| Laborers - Abatement | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Laborers - Building | 60,635 | 1,213 | 473 | 255 | 236 | 127 | 79 | 42 |
| Laborers - H&H | 47,944 | 859 | 335 | 180 | 167 | 90 | 56 | 30 |
| Operating Engineers - Building | 20,737 | 415 | 162 | 87 | 81 | 44 | 27 | 15 |
| Operating Engineers - H&H | 11,057 | 221 | 86 | 46 | 43 | 23 | 14 | 8 |
| Operating Engineers - Tech | 1,349 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Painters | 1,033 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Plasterers | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Plumbers & Steamfitters | 23,491 | 470 | 183 | 99 | 92 | 49 | 31 | 16 |
| Roofers | 2,059 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Sheet Metal Workers | 11,490 | 230 | 90 | 48 | 45 | 24 | 15 | 8 |
| Sprinkler Fitters | 2,207 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Teamsters - H&H | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 346,194 | 6,575 | 2,564 | 1,381 | 1,282 | 690 | 427 | 230 |

Seneca Park Zoo Rev 6 2022-04-21 xlsx

Assumptions:

- Shift work is applicable to 2% of the total project hours (40% of applicable hours worked on a second shift/0% of applicable hours worked on a third shift)
- Shift work not applicable to Access Road work
- Shift premiums set at 5% for second shift, 10% for third shift (or less as specified in the current applicable CBA)

| Phase 2B - Tropics Building | All Shifts (No Differential) | 1st Shift (STD) | Cost Breakdown by Shift | | 2nd Shift (MIN) | 3rd Shift (STD) | 3rd Shift (10%) | 3rd Shift (Min) |
|--------------------------------|---------------------------------|--------------------|-------------------------|-------------------|--------------------|--------------------|--------------------|--------------------|
| | | | 2nd Shift (STD) | 2nd Shift (5%) | | | | |
| Bricklayers - Building | \$ 9,012 | \$ 5,360 | \$ 2,890 | \$ 2,814 | \$ 2,814 | \$ 1,034 | \$ 983 | \$ 983 |
| Bricklayers - H&H | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Carpenters - Building | \$ 40,012 | \$ 23,799 | \$ 12,833 | \$ 12,495 | \$ 12,495 | \$ 4,589 | \$ 4,363 | \$ 4,363 |
| Carpenters - H&H | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Cement Masons | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Electrical Workers | \$ 22,348 | \$ 13,293 | \$ 7,168 | \$ 6,979 | \$ 6,979 | \$ 2,563 | \$ 2,437 | \$ 2,437 |
| Elevator Constructors | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Glaziers | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Heat & Frost Insulators | \$ 19,887 | \$ 11,829 | \$ 6,378 | \$ 6,210 | \$ 6,210 | \$ 2,281 | \$ 2,169 | \$ 2,169 |
| Iron Workers | \$ 11,111 | \$ 6,609 | \$ 3,564 | \$ 3,470 | \$ 3,470 | \$ 1,274 | \$ 1,212 | \$ 1,212 |
| Laborers - Abatement | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Laborers - Building | \$ 33,482 | \$ 19,915 | \$ 10,739 | \$ 10,455 | \$ 10,455 | \$ 3,840 | \$ 3,651 | \$ 3,651 |
| Laborers - H&H | \$ 26,609 | \$ 15,827 | \$ 8,534 | \$ 8,309 | \$ 8,309 | \$ 3,052 | \$ 2,902 | \$ 2,902 |
| Operating Engineers - Building | \$ 14,948 | \$ 8,891 | \$ 4,794 | \$ 4,668 | \$ 4,668 | \$ 1,714 | \$ 1,630 | \$ 1,630 |
| Operating Engineers - H&H | \$ 10,230 | \$ 6,085 | \$ 3,281 | \$ 3,195 | \$ 3,195 | \$ 1,173 | \$ 1,116 | \$ 1,116 |
| Operating Engineers - Tech | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Painters | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Plasterers | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Plumbers & Steamfitters | \$ 16,768 | \$ 9,973 | \$ 5,178 | \$ 5,236 | \$ 5,236 | \$ 1,921 | \$ 1,818 | \$ 1,818 |
| Roofers | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Sheet Metal Workers | \$ 7,856 | \$ 4,673 | \$ 2,520 | \$ 2,453 | \$ 2,453 | \$ 901 | \$ 857 | \$ 857 |
| Sprinkler Fitters | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Teamsters - H&H | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Total | \$ 212,265 | \$ 126,254 | \$ 68,079 | \$ 66,283 | \$ 66,283 | \$ 24,943 | \$ 23,147 | \$ 23,147 |

| Phase 2B - Tropics Building | Cost | Savings |
|--|------------|----------|
| Standard Shift Differentials | \$ 218,076 | \$ - |
| 5% 2nd Shift/10% 3rd Shift Differentials or Less | \$ 215,684 | \$ 2,992 |
| No Differentials | \$ 212,265 | \$ 6,411 |

Total Savings through the Reduction of Shift Premiums **\$ 3,462**

Assumptions:

- Offsite fabrication would result in a 20% cost reduction
- Offsite fabrication only applies to the following crafts:
 - Carpenters (5% of total hours)
 - Electrical Workers (2% of total hours)
 - Iron Workers (2% of total hours)
 - Plumbers & Steamfitters (2% of total hours)
 - Sheet Metal Workers (5% of total hours)

| Phase 2A - Access Road | Rates & Benefits | Project Hours | Offsite Work | Cost Reduction | Total Savings |
|--------------------------------|------------------|---------------|--------------|----------------|---------------|
| Bricklayers - Building | \$ 55.95 | 0 | 0% | 20% | \$ - |
| Bricklayers - H&H | \$ 55.95 | 576 | 0% | 20% | \$ - |
| Carpenters - Building | \$ 53.54 | 0 | 0% | 20% | \$ - |
| Carpenters - H&H | \$ 57.33 | 172 | 0% | 20% | \$ - |
| Cement Masons | \$ 62.47 | 74 | 0% | 20% | \$ - |
| Electrical Workers | \$ 62.70 | 2,173 | 0% | 20% | \$ - |
| Elevator Constructors | \$ 91.88 | 0 | 0% | 20% | \$ - |
| Glaziers | \$ 52.17 | 0 | 0% | 20% | \$ - |
| Heat & Frost Insulators | \$ 57.97 | 0 | 0% | 20% | \$ - |
| Iron Workers | \$ 60.26 | 319 | 0% | 20% | \$ - |
| Laborers - Abatement | \$ 49.85 | 0 | 0% | 20% | \$ - |
| Laborers - Building | \$ 48.85 | 0 | 0% | 20% | \$ - |
| Laborers - H&H | \$ 54.96 | 12,719 | 0% | 20% | \$ - |
| Operating Engineers - Building | \$ 67.37 | 0 | 0% | 20% | \$ - |
| Operating Engineers - H&H | \$ 77.79 | 3,713 | 0% | 20% | \$ - |
| Operating Engineers - Tech | \$ 69.36 | 381 | 0% | 20% | \$ - |
| Painters | \$ 48.35 | 31 | 0% | 20% | \$ - |
| Plasterers | \$ 52.64 | 0 | 0% | 20% | \$ - |
| Plumbers & Steamfitters | \$ 63.09 | 0 | 0% | 20% | \$ - |
| Roofers | \$ 51.37 | 0 | 0% | 20% | \$ - |
| Sheet Metal Workers | \$ 62.01 | 14 | 0% | 20% | \$ - |
| Sprinkler Fitters | \$ 64.26 | 0 | 0% | 20% | \$ - |
| Teamsters - H&H | \$ 50.65 | 637 | 0% | 20% | \$ - |
| Total | | 20,809 | | | \$ - |

Union Participation 65%

Savings through the Use of Offsite Fabrication - Phase 2A - Access Road \$ -

Assumptions:

- Offsite fabrication would result in a 20% cost reduction
- Offsite fabrication only applies to the following crafts:
 - Carpenters (5% of total hours)
 - Electrical Workers (2% of total hours)
 - Iron Workers (2% of total hours)
 - Plumbers & Steamfitters (2% of total hours)
 - Sheet Metal Workers (5% of total hours)

| Phase 2A - Front Entry | Rates & Benefits | Project Hours | Offsite Work | Cost Reduction | Total Savings |
|--------------------------------|------------------|---------------|--------------|----------------|------------------|
| Bricklayers - Building | \$ 55.95 | 5,220 | 0% | 20% | \$ - |
| Bricklayers - H&H | \$ 55.95 | 0 | 0% | 20% | \$ - |
| Carpenters - Building | \$ 53.54 | 18,670 | 5% | 20% | \$ 9,996 |
| Carpenters - H&H | \$ 57.33 | 0 | 5% | 20% | \$ - |
| Cement Masons | \$ 62.47 | 200 | 0% | 20% | \$ - |
| Electrical Workers | \$ 62.70 | 7,022 | 2% | 20% | \$ 1,761 |
| Elevator Constructors | \$ 91.38 | 772 | 0% | 20% | \$ - |
| Glaziers | \$ 52.17 | 3,759 | 0% | 20% | \$ - |
| Heat & Frost Insulators | \$ 57.97 | 2,834 | 0% | 20% | \$ - |
| Iron Workers | \$ 60.26 | 7,186 | 2% | 20% | \$ 1,732 |
| Laborers - Abatement | \$ 49.85 | 142 | 0% | 20% | \$ - |
| Laborers - Building | \$ 48.85 | 5,082 | 0% | 20% | \$ - |
| Laborers - H&H | \$ 54.96 | 0 | 0% | 20% | \$ - |
| Operating Engineers - Building | \$ 67.37 | 3,321 | 0% | 20% | \$ - |
| Operating Engineers - H&H | \$ 77.79 | 0 | 0% | 20% | \$ - |
| Operating Engineers - Tech | \$ 69.36 | 437 | 0% | 20% | \$ - |
| Painters | \$ 48.35 | 1,962 | 0% | 20% | \$ - |
| Plasterers | \$ 52.64 | 421 | 0% | 20% | \$ - |
| Plumbers & Steamfitters | \$ 63.09 | 8,998 | 2% | 20% | \$ 2,271 |
| Roofers | \$ 51.37 | 4,909 | 0% | 20% | \$ - |
| Sheet Metal Workers | \$ 62.01 | 4,313 | 5% | 20% | \$ 2,674 |
| Sprinkler Fitters | \$ 64.26 | 724 | 0% | 20% | \$ - |
| Teamsters - H&H | \$ 50.65 | 0 | 0% | 20% | \$ - |
| Total | | 75,972 | | | \$ 18,434 |

Union Participation 65%

Savings through the Use of Offsite Fabrication - Phase 2A - Front Entry **\$ 11,982**

Assumptions:

- Offsite fabrication would result in a 20% cost reduction
- Offsite fabrication only applies to the following crafts:
 - Carpenters (5% of total hours)
 - Electrical Workers (2% of total hours)
 - Iron Workers (2% of total hours)
 - Plumbers & Steamfitters (2% of total hours)
 - Sheet Metal Workers (5% of total hours)

| Phase 2B - Tropics Building | Rates & Benefits | Project Hours | Offsite Work | Cost Reduction | Total Savings |
|--------------------------------|------------------|----------------|--------------|----------------|------------------|
| Bricklayers - Building | \$ 55.95 | 14,617 | 0% | 20% | \$ - |
| Bricklayers - H&H | \$ 55.95 | 0 | 0% | 20% | \$ - |
| Carpenters - Building | \$ 53.54 | 64,707 | 5% | 20% | \$ 34,644 |
| Carpenters - H&H | \$ 57.33 | 3,483 | 0% | 20% | \$ - |
| Gement Masons | \$ 62.47 | 1,918 | 0% | 20% | \$ - |
| Electrical Workers | \$ 62.70 | 30,770 | 2% | 20% | \$ 7,717 |
| Elevator Constructors | \$ 91.38 | 2,038 | 0% | 20% | \$ - |
| Glaziers | \$ 52.17 | 3,349 | 0% | 20% | \$ - |
| Heat & Frost Insulators | \$ 57.97 | 29,637 | 0% | 20% | \$ - |
| Iron Workers | \$ 60.26 | 18,669 | 2% | 20% | \$ 4,500 |
| Laborers - Abatement | \$ 49.85 | 0 | 0% | 20% | \$ - |
| Laborers - Building | \$ 48.85 | 60,635 | 0% | 20% | \$ - |
| Laborers - H&H | \$ 54.96 | 42,948 | 0% | 20% | \$ - |
| Operating Engineers - Building | \$ 67.37 | 20,737 | 0% | 20% | \$ - |
| Operating Engineers - H&H | \$ 77.79 | 11,057 | 0% | 20% | \$ - |
| Operating Engineers - Tech | \$ 69.36 | 1,349 | 0% | 20% | \$ - |
| Painters | \$ 48.35 | 1,033 | 0% | 20% | \$ - |
| Plasterers | \$ 52.64 | 0 | 0% | 20% | \$ - |
| Plumbers & Steamfitters | \$ 63.09 | 23,491 | 2% | 20% | \$ 5,928 |
| Roofers | \$ 51.37 | 2,059 | 0% | 20% | \$ - |
| Sheet Metal Workers | \$ 62.01 | 11,490 | 5% | 20% | \$ 7,125 |
| Sprinkler Fitters | \$ 64.26 | 2,207 | 0% | 20% | \$ - |
| Teamsters - H&H | \$ 50.65 | 0 | 0% | 20% | \$ - |
| Total | | 346,194 | | | \$ 59,914 |

Union Participation 65%

Savings through the Use of Offsite Fabrication - Phase 2B - Tropics Building **\$ 38,944**

Total Savings through the Use of Offsite Fabrication \$ 50,927

Assumptions:

- Savings assumed by reducing one (1) work break by approximately five (5) minutes per day per employee

| Phase 2A - Access Road | Union Rates | Project Hours | Workers per Week | Estimated Days | Total Savings |
|--------------------------------|-------------|---------------|------------------|----------------|-----------------|
| Bricklayers - Building | \$ 30.56 | 0 | 0 | 0 | \$ - |
| Bricklayers - H&H | \$ 32.53 | 576 | 4 | 18 | \$ 195 |
| Carpenters - Building | \$ 30.65 | 0 | 0 | 0 | \$ - |
| Carpenters - H&H | \$ 33.13 | 172 | 2 | 11 | \$ 59 |
| Cement Masons | \$ 31.00 | 74 | 1 | 9 | \$ 24 |
| Electrical Workers | \$ 36.00 | 2,173 | 5 | 54 | \$ 815 |
| Elevator Constructors | \$ 52.41 | 0 | 0 | 0 | \$ - |
| Glaziers | \$ 27.88 | 0 | 0 | 0 | \$ - |
| Heat & Frost Insulators | \$ 33.26 | 0 | 0 | 0 | \$ - |
| Iron Workers | \$ 29.50 | 319 | 2 | 20 | \$ 98 |
| Laborers - Abatement | \$ 28.37 | 0 | 0 | 0 | \$ - |
| Laborers - Building | \$ 27.37 | 0 | 0 | 0 | \$ - |
| Laborers - H&H | \$ 30.71 | 12,719 | 14 | 114 | \$ 4,069 |
| Operating Engineers - Building | \$ 35.73 | 0 | 0 | 0 | \$ - |
| Operating Engineers - H&H | \$ 45.86 | 3,713 | 4 | 116 | \$ 1,774 |
| Operating Engineers - Tech | \$ 42.11 | 381 | 3 | 16 | \$ 167 |
| Painters | \$ 24.62 | 31 | 1 | 4 | \$ 8 |
| Plasterers | \$ 30.15 | 0 | 0 | 0 | \$ - |
| Plumbers & Steamfitters | \$ 35.38 | 0 | 0 | 0 | \$ - |
| Roofers | \$ 29.80 | 0 | 0 | 0 | \$ - |
| Sheet Metal Workers | \$ 33.89 | 14 | 1 | 2 | \$ 5 |
| Sprinkler Fitters | \$ 36.33 | 0 | 0 | 0 | \$ - |
| Teamsters - H&H | \$ 25.38 | 637 | 2 | 40 | \$ 168 |
| Total | | 20,809 | | | \$ 7,382 |

Union Participation 65%

Savings through the Reduction of Work Breaks - Phase 2A - Access Road **\$ 4,798**

Assumptions:

- Savings assumed by reducing one (1) work break by approximately five (5) minutes per day per employee

| Phase 2A - Front Entry | Union Rates | Project Hours | Workers per Week | Estimated Days | Total Savings |
|--------------------------------|-------------|---------------|------------------|----------------|------------------|
| Bricklayers - Building | \$ 30.56 | 5,220 | 6 | 109 | \$ 1,662 |
| Bricklayers - H&H | \$ 32.53 | 0 | 0 | 0 | \$ - |
| Carpenters - Building | \$ 30.65 | 18,670 | 10 | 233 | \$ 5,961 |
| Carpenters - H&H | \$ 33.13 | 0 | 0 | 0 | \$ - |
| Cement Masons | \$ 31.00 | 200 | 2 | 13 | \$ 65 |
| Electrical Workers | \$ 36.00 | 7,022 | 8 | 110 | \$ 2,633 |
| Elevator Constructors | \$ 52.41 | 772 | 5 | 19 | \$ - |
| Glaziers | \$ 27.88 | 3,759 | 4 | 117 | \$ 1,092 |
| Heat & Frost Insulators | \$ 33.26 | 2,834 | 3 | 118 | \$ 982 |
| Iron Workers | \$ 29.50 | 7,186 | 8 | 112 | \$ 2,208 |
| Laborers - Abatement | \$ 28.37 | 142 | 1 | 18 | \$ 42 |
| Laborers - Building | \$ 27.37 | 5,082 | 6 | 106 | \$ 1,449 |
| Laborers - H&H | \$ 30.71 | 0 | 0 | 0 | \$ - |
| Operating Engineers - Building | \$ 35.73 | 3,321 | 4 | 104 | \$ 1,236 |
| Operating Engineers - H&H | \$ 45.86 | 0 | 0 | 0 | \$ - |
| Operating Engineers - Tech | \$ 42.11 | 437 | 3 | 18 | \$ 192 |
| Painters | \$ 24.62 | 1,962 | 5 | 49 | \$ 503 |
| Plasterers | \$ 30.15 | 421 | 3 | 18 | \$ 132 |
| Plumbers & Steamfitters | \$ 35.38 | 8,998 | 5 | 225 | \$ 3,316 |
| Roofers | \$ 29.80 | 4,909 | 6 | 102 | \$ 1,524 |
| Sheet Metal Workers | \$ 33.89 | 4,313 | 5 | 108 | \$ 1,523 |
| Sprinkler Fitters | \$ 36.33 | 724 | 5 | 18 | \$ 274 |
| Teamsters - H&H | \$ 25.38 | 0 | 0 | 0 | \$ - |
| Total | | 75,972 | | | \$ 24,793 |

Union Participation 65%

Savings through the Reduction of Work Breaks - Phase 2A - Front Entry **\$ 16,115**

Assumptions:

- Savings assumed by reducing one (1) work break by approximately five (5) minutes per day per employee

| Phase 2B - Tropics Building | Union Rates | Project Hours | Workers per Week | Estimated Days | Total Savings |
|--------------------------------|-------------|----------------|------------------|----------------|-------------------|
| Bricklayers - Building | \$ 30.56 | 14,617 | 8 | 228 | \$ 4,653 |
| Bricklayers - H&H | \$ 32.53 | 0 | 0 | 0 | \$ - |
| Carpenters - Building | \$ 30.65 | 64,707 | 16 | 506 | \$ 20,659 |
| Carpenters - H&H | \$ 33.13 | 3,483 | 8 | 54 | \$ 1,202 |
| Cement Masons | \$ 31.00 | 1,918 | 4 | 60 | \$ 619 |
| Electrical Workers | \$ 36.00 | 30,770 | 11 | 350 | \$ 11,539 |
| Elevator Constructors | \$ 52.41 | 2,038 | 7 | 36 | \$ - |
| Glaziers | \$ 27.88 | 3,349 | 7 | 60 | \$ 973 |
| Heat & Frost Insulators | \$ 33.26 | 29,637 | 11 | 337 | \$ 10,268 |
| Iron Workers | \$ 29.50 | 18,669 | 10 | 233 | \$ 5,737 |
| Laborers - Abatement | \$ 28.37 | 0 | 0 | 0 | \$ - |
| Laborers - Building | \$ 27.37 | 60,635 | 15 | 505 | \$ 17,287 |
| Laborers - H&H | \$ 30.71 | 42,948 | 11 | 488 | \$ 13,739 |
| Operating Engineers - Building | \$ 35.73 | 20,737 | 5 | 518 | \$ 7,718 |
| Operating Engineers - H&H | \$ 45.86 | 11,057 | 3 | 461 | \$ 5,282 |
| Operating Engineers - Tech | \$ 42.11 | 1,349 | 5 | 34 | \$ 592 |
| Painters | \$ 24.62 | 1,033 | 7 | 18 | \$ 265 |
| Plasterers | \$ 30.15 | 0 | 0 | 0 | \$ - |
| Plumbers & Steamfitters | \$ 35.38 | 23,491 | 13 | 226 | \$ 8,657 |
| Roofers | \$ 29.80 | 2,059 | 7 | 37 | \$ 639 |
| Sheet Metal Workers | \$ 33.89 | 11,490 | 6 | 239 | \$ 4,056 |
| Sprinkler Fitters | \$ 36.33 | 2,207 | 5 | 55 | \$ 835 |
| Teamsters - H&H | \$ 25.38 | 0 | 0 | 0 | \$ - |
| Total | | 346,194 | | | \$ 114,721 |

Union Participation 65%

Savings through the Reduction of Work Breaks - Phase 2B - Tropics Building **\$ 74,568**

Total Savings through the Reduction of Work Breaks \$ 95,482

Assumptions:

- Assume all craft hours with Heavy & Highway classification be reclassified as Building
- All reclassified work subject to Building rates only

| Phase 2A - Access Road | Project Hours | Union Rates | Conession Rates | Labor Cost (w/o Con.) | Labor Cost (w/ Con.) | Total Savings |
|--------------------------------|---------------|-------------|-----------------|-----------------------|---|------------------|
| Bricklayers - Building | 0 | \$ 30.56 | \$ 30.56 | \$ - | \$ - | \$ - |
| Bricklayers - H&H | 576 | \$ 32.53 | \$ 30.56 | \$ 18,737 | \$ 17,603 | \$ 1,135 |
| Carpenters - Building | 0 | \$ 30.65 | \$ 30.65 | \$ - | \$ - | \$ - |
| Carpenters - H&H | 172 | \$ 33.13 | \$ 30.65 | \$ 5,698 | \$ 5,272 | \$ 427 |
| Cement Masons | 74 | \$ 31.00 | \$ 31.00 | \$ 2,294 | \$ 2,294 | \$ - |
| Electrical Workers | 2,173 | \$ 36.00 | \$ 36.00 | \$ 78,228 | \$ 78,228 | \$ - |
| Elevator Constructors | 0 | \$ 52.41 | \$ 52.41 | \$ - | \$ - | \$ - |
| Glaziers | 0 | \$ 27.88 | \$ 27.88 | \$ - | \$ - | \$ - |
| Heat & Frost Insulators | 0 | \$ 33.26 | \$ 33.26 | \$ - | \$ - | \$ - |
| Iron Workers | 319 | \$ 29.50 | \$ 29.50 | \$ 9,411 | \$ 9,411 | \$ - |
| Laborers - Abatement | 0 | \$ 28.37 | \$ 28.37 | \$ - | \$ - | \$ - |
| Laborers - Building | 0 | \$ 27.37 | \$ 27.37 | \$ - | \$ - | \$ - |
| Laborers - H&H | 12,719 | \$ 30.71 | \$ 27.37 | \$ 390,600 | \$ 348,119 | \$ 42,481 |
| Operating Engineers - Building | 0 | \$ 35.73 | \$ 35.73 | \$ - | \$ - | \$ - |
| Operating Engineers - H&H | 3,713 | \$ 45.86 | \$ 35.73 | \$ 170,278 | \$ 132,665 | \$ 37,613 |
| Operating Engineers - Tech | 381 | \$ 42.11 | \$ 42.11 | \$ 16,044 | \$ 16,044 | \$ - |
| Painters | 31 | \$ 24.62 | \$ 24.62 | \$ 763 | \$ 763 | \$ - |
| Plasterers | 0 | \$ 30.15 | \$ 30.15 | \$ - | \$ - | \$ - |
| Plumbers & Steamfitters | 0 | \$ 35.38 | \$ 35.38 | \$ - | \$ - | \$ - |
| Roofers | 0 | \$ 29.80 | \$ 29.80 | \$ - | \$ - | \$ - |
| Sheet Metal Workers | 14 | \$ 33.89 | \$ 33.89 | \$ 474 | \$ 474 | \$ - |
| Sprinkler Fitters | 0 | \$ 36.33 | \$ 36.33 | \$ - | \$ - | \$ - |
| Teamsters - H&H | 637 | \$ 25.38 | \$ 25.38 | \$ 16,167 | \$ 16,167 | \$ - |
| Total | 20,809 | | | \$ 708,695 | \$ 627,040 | \$ 81,655 |
| | | | | | Union Participation 65% | |
| | | | | | Savings through the Use of Wage Concessions - Phase 2A - Access Road | \$ 53,076 |

Tropical Exhibit and Main
Entry Plaza Project

Wage Concessions
Appendix C

Due Diligence Study
Monroe County

Assumptions:

- Assume all craft hous with Heavy & Highway classification be reclassified as Building
- All reclassified work subject to Building rates only

| Phase 2A - Front Entry | Project Hours | Union Rates | Conession Rates | Labor Cost (w/o Con.) | Labor Cost (w/ Con.) | Total Savings |
|--------------------------------|---------------|-------------|-----------------|-----------------------|----------------------|---------------|
| Bricklayers - Building | 5,220 | \$ 30.56 | \$ 30.56 | \$ 159,523 | \$ 159,523 | \$ - |
| Bricklayers - H&H | 0 | \$ 32.53 | \$ 30.56 | \$ - | \$ - | \$ - |
| Carpenters - Building | 18,670 | \$ 30.65 | \$ 30.65 | \$ 572,236 | \$ 572,236 | \$ - |
| Carpenters - H&H | 0 | \$ 33.13 | \$ 30.65 | \$ - | \$ - | \$ - |
| Cement Masons | 200 | \$ 31.00 | \$ 31.00 | \$ 6,200 | \$ 6,200 | \$ - |
| Electrical Workers | 7,022 | \$ 36.00 | \$ 36.00 | \$ 252,792 | \$ 252,792 | \$ - |
| Elevator Constructors | 772 | \$ 52.41 | \$ 52.41 | \$ 40,461 | \$ 40,461 | \$ - |
| Glaziers | 3,759 | \$ 27.88 | \$ 27.88 | \$ 104,801 | \$ 104,801 | \$ - |
| Heat & Frost Insulators | 2,834 | \$ 33.26 | \$ 33.26 | \$ 94,259 | \$ 94,259 | \$ - |
| Iron Workers | 7,186 | \$ 29.50 | \$ 29.50 | \$ 211,987 | \$ 211,987 | \$ - |
| Laborers - Abatement | 142 | \$ 28.37 | \$ 28.37 | \$ 4,029 | \$ 4,029 | \$ - |
| Laborers - Building | 5,082 | \$ 27.37 | \$ 27.37 | \$ 139,094 | \$ 139,094 | \$ - |
| Laborers - H&H | 0 | \$ 30.71 | \$ 27.37 | \$ - | \$ - | \$ - |
| Operating Engineers - Building | 3,321 | \$ 35.73 | \$ 35.73 | \$ 118,659 | \$ 118,659 | \$ - |
| Operating Engineers - H&H | 0 | \$ 45.86 | \$ 35.73 | \$ - | \$ - | \$ - |
| Operating Engineers - Tech | 437 | \$ 42.11 | \$ 42.11 | \$ 18,402 | \$ 18,402 | \$ - |
| Painters | 1,962 | \$ 24.62 | \$ 24.62 | \$ 48,304 | \$ 48,304 | \$ - |
| Plasterers | 421 | \$ 30.15 | \$ 30.15 | \$ 12,693 | \$ 12,693 | \$ - |
| Plumbers & Steamfitters | 8,998 | \$ 35.38 | \$ 35.38 | \$ 318,349 | \$ 318,349 | \$ - |
| Roofers | 4,909 | \$ 29.80 | \$ 29.80 | \$ 146,288 | \$ 146,288 | \$ - |
| Sheet Metal Workers | 4,313 | \$ 33.89 | \$ 33.89 | \$ 146,168 | \$ 146,168 | \$ - |
| Sprinkler Fitters | 724 | \$ 36.33 | \$ 36.33 | \$ 26,303 | \$ 26,303 | \$ - |
| Teamsters - H&H | 0 | \$ 25.38 | \$ 25.38 | \$ - | \$ - | \$ - |
| Total | 75,972 | | | \$ 2,420,548 | \$ 2,420,548 | \$ - |

Union Participation 65%

Savings through the Use of Wage Concessions - Phase 2A - Front Entry \$ -

Assumptions:

- Assume all craft hours with Heavy & Highway classification be reclassified as Building
- All reclassified work subject to Building rates only

| Phase 2B - Tropics Building | Project Hours | Union Rates | Concession Rates | Labor Cost (w/o Con.) | Labor Cost (w/ Con.) | Total Savings |
|--------------------------------|----------------|-------------|------------------|-----------------------|----------------------|-------------------|
| Bricklayers - Building | 14,617 | \$ 30.56 | \$ 30.56 | \$ 446,696 | \$ 446,696 | \$ - |
| Bricklayers - H&H | 0 | \$ 32.53 | \$ 30.56 | \$ - | \$ - | \$ - |
| Carpenters - Building | 64,707 | \$ 30.65 | \$ 30.65 | \$ 1,983,270 | \$ 1,983,270 | \$ - |
| Carpenters - H&H | 3,483 | \$ 33.13 | \$ 30.65 | \$ 115,392 | \$ 106,754 | \$ 8,638 |
| Cement Masons | 1,918 | \$ 31.00 | \$ 31.00 | \$ 59,458 | \$ 59,458 | \$ - |
| Electrical Workers | 30,770 | \$ 36.00 | \$ 36.00 | \$ 1,107,720 | \$ 1,107,720 | \$ - |
| Elevator Constructors | 2,038 | \$ 52.41 | \$ 52.41 | \$ 106,812 | \$ 106,812 | \$ - |
| Glaziers | 3,349 | \$ 27.88 | \$ 27.88 | \$ 93,370 | \$ 93,370 | \$ - |
| Heat & Frost Insulators | 29,637 | \$ 33.26 | \$ 33.26 | \$ 985,727 | \$ 985,727 | \$ - |
| Iron Workers | 18,669 | \$ 29.50 | \$ 29.50 | \$ 550,736 | \$ 550,736 | \$ - |
| Laborers - Abatement | 0 | \$ 28.37 | \$ 28.37 | \$ - | \$ - | \$ - |
| Laborers - Building | 60,635 | \$ 27.37 | \$ 27.37 | \$ 1,659,580 | \$ 1,659,580 | \$ - |
| Laborers - H&H | 42,948 | \$ 30.71 | \$ 27.37 | \$ 1,318,933 | \$ 1,175,487 | \$ 143,446 |
| Operating Engineers - Building | 20,737 | \$ 35.73 | \$ 35.73 | \$ 740,933 | \$ 740,933 | \$ - |
| Operating Engineers - H&H | 11,057 | \$ 45.86 | \$ 35.73 | \$ 507,074 | \$ 395,067 | \$ 112,007 |
| Operating Engineers - Tech | 1,349 | \$ 42.11 | \$ 42.11 | \$ 56,806 | \$ 56,806 | \$ - |
| Painters | 1,033 | \$ 24.62 | \$ 24.62 | \$ 25,432 | \$ 25,432 | \$ - |
| Plasterers | 0 | \$ 30.15 | \$ 30.15 | \$ - | \$ - | \$ - |
| Plumbers & Steamfitters | 23,491 | \$ 35.38 | \$ 35.38 | \$ 831,112 | \$ 831,112 | \$ - |
| Roofers | 2,059 | \$ 29.80 | \$ 29.80 | \$ 61,358 | \$ 61,358 | \$ - |
| Sheet Metal Workers | 11,490 | \$ 33.89 | \$ 33.89 | \$ 389,396 | \$ 389,396 | \$ - |
| Sprinkler Fitters | 2,207 | \$ 36.33 | \$ 36.33 | \$ 80,180 | \$ 80,180 | \$ - |
| Teamsters - H&H | 0 | \$ 25.38 | \$ 25.38 | \$ - | \$ - | \$ - |
| Total | 346,194 | | | \$ 11,119,984 | \$ 10,855,892 | \$ 264,092 |

Union Participation 65%

Savings through the Use of Wage Concessions - Phase 2B - Tropics Building **\$ 171,660**

Total Savings through the Use of Wage Concessions \$ 224,736

Tropical Exhibit and Main
Entry Plaza Project

Managements Rights
Appendix C

Due Diligence Study
Monroe County

Assumptions:

- 2% for large, long duration, complex projects
- 1% for smaller, shorter duration, less complex projects
- 1/4% to 1/2% savings reduction resulting from jurisdictional restrictions on small projects
- 1/4% to 1/2% savings reduction resulting from efficiencies already available through Design/Build Contracts

| Management Rights Savings | Project | Project Cost | Percent Union | Total Savings |
|---------------------------|-----------------|----------------|---------------|-------------------|
| 0.25% | Seneca Park Zoo | \$ 121,000,000 | 65% | \$ 196,625 |
| Total | | | | \$ 196,625 |

Total Savings through a Strong Managements Rights Clause **\$ 196,625**

Tropical Exhibit and Main
Entry Plaza Project

Rochester Careers in Construction

Due Diligence Study
Monroe County

Assumptions:

- Contractor contributions equivalent to \$0.15/hr

Narrative:

To support Rochester Careers in Construction, Inc., a New York not-for-profit corporation, the Construction Manager will contribute \$0.15/hr.

| Project | Project Hours | Program Cost (\$/hr) | Program Cost |
|--|---------------|----------------------|--------------|
| Seneca Park Zoo | 442,960 | \$ (0.15) | \$ (66,444) |
| Total | | | \$ (66,444) |
| Total Cost of Supporting Rochester Careers in Construction | | | \$ (66,444) |

Tropical Exhibit and Main
Entry Plaza Project

Wicks Law Exemption
Appendix C

Due Diligence Study
Monroe County

Assumptions:

- Wicks Law is applicable to all MEP work
- Assume a modest ten (10) percent reduction in project cost

Narrative:

Recent state legislation includes a provision that allows the Project Owner to avoid the use of Wicks Law if a Project Labor Agreement is implemented. Wicks Law requires that public works projects of this nature use multiple prime contractors, in a designated fashion, rather than allowing a single contractor on a construction projects.

Reports prepared by the New York State Division of Budget (May 1987) and New York State School Boards Association (March 1991) indicate that elimination of the requirement to comply with Wicks Law would reduce construction costs by 20 to 30 percent.

| Project | Project Cost | Wicks Law Reduction | Program Cost |
|-----------------|---------------|---------------------|---------------------|
| Seneca Park Zoo | \$ 23,098,577 | 10% | \$ 2,309,858 |
| Total | | | \$ 2,309,858 |

Total Savings through the Avoidance of Wicks Law **\$ 2,309,858**

End of Document

Monroe County Legislature
May 23, 2022



ATTACHMENTS:

Description File Name

▣ Referral R22-0170.pdf



Office of the County Executive

Monroe County, New York

Adam J. Bello
County Executive

| |
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| Committee Assignment |
| INTRGOV REL -L |
| ENV. & PUB. WORKS |
| WAYS & MEANS |

May 6, 2022

To The Honorable
Monroe County Legislature
407 County Office Building
Rochester, New York 14614

Subject: Authorize an Intermunicipal Agreement with the City of Rochester for the County to Supply Chilled Water to the City's Air Conditioning System at the Blue Cross Arena

Honorable Legislators:

I recommend that Your Honorable Body authorize an intermunicipal agreement with the City of Rochester ("City") to allow Monroe County to furnish chilled water for the City's air conditioning system at the Blue Cross Arena. The term of this agreement shall be ten (10) years from the date of execution of the agreement, with up to three (3) ten-year renewals.

Since 1967, the County has provided chilled water for air-conditioning for the City's War Memorial, currently known as the Blue Cross Arena. As part of the new agreement, the County will continue to provide chilled water from April 15 through November 1 each year for every day in which the outside temperature is 55 degrees Fahrenheit or greater. The County shall maintain, repair, replace, alter, improve and/or modify the Chilled Water equipment owned and operated by Monroe County within the Civic Center Garage as needed to provide Chilled Water to the Blue Cross Arena. The City shall be responsible for maintaining and/or modifying the Chilled water equipment located outside the Civic Center Garage. The City shall pay to the County an annual charge on or before April 1 of each year. The City shall also reimburse the County its pro-rata share for any capital costs the County incurs.

The specific legislative action required is to authorize the County Executive, or his designee, to execute an intermunicipal agreement, and any amendments thereto, with the City of Rochester, to allow Monroe County to provide Chilled Water to the City's Air Conditioning System at Blue Cross Arena. The term of this agreement shall be ten (10) years from the date of execution of the agreement, with up to three (3) ten-year renewals.

110 County Office Building • 39 West Main Street • Rochester, New York 14614
(585) 753-1000 • fax: (585) 753-1014 • www.monroecounty.gov • e-mail: countyexecutive@monroecounty.gov

This action is a Type II Action pursuant to 6 NYCRR § 617.5(c)(26) (“routine or continuing agency administration and management, not including new programs or major reordering of priorities that may affect the environment”) and is not subject to further review under the State Environmental Quality Review Act.

This intermunicipal agreement is revenue generating and no net County support is required in the current Monroe County budget.

I recommend that this matter be referred to the appropriate committee(s) for favorable action by Your Honorable Body.

Sincerely,


Adam J. Bello
Monroe County Executive



ATTACHMENTS:

Description File Name

▣ Referral R22-0171.pdf



Office of the County Executive

Monroe County, New York

Adam J. Bello
County Executive

May 6, 2022

| |
|--|
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| No. <u>220171</u> |
| Not to be removed from the Office of the Legislature Of Monroe County |
| Committee Assignment |
| ENV. & PUB. WORKS |

To The Honorable
Monroe County Legislature
407 County Office Building
Rochester, New York 14614

Subject: Classification of Action and Determination of Significance Pursuant to State Environmental Quality Review Act ("SEQRA") for the East Avenue Sidewalk Project funded through the Monroe County Community Development Block Grant Program /HOME

Honorable Legislators:

I recommend that Your Honorable Body designate Monroe County as Lead Agency for the East Avenue Sidewalk Project funded through the Monroe County Community Development Block Grant ("CDBG") Program and to determine whether the action may have a significant adverse impact on the environment pursuant to SEQRA.

The project consists of the Town of Brighton using CDBG funds to install 700 lineal feet of ADA compliant concrete sidewalk. The sidewalk will start at the existing sidewalks at #2407 East Avenue (Crossways Condominiums) on the north-side of the road and travel westward along the properties #2370 & #2290 East Avenue. These sidewalks will be an improvement to the neighborhood and the apartments. The new sidewalks will finish the last section of missing sidewalk and connect into the sidewalks along the north-side of East Avenue and improve the overall safety for those who reside within the neighborhood. The installation will occur in a suburban-residential neighborhood that was previously disturbed at the time of construction.

This project will not impact existing wetlands, or historical, cultural, or natural resources nor will it alter the existing community character. The proposed action is consistent with existing land use and will increase the safety of nearby residents.

East Avenue Sidewalk Project, funded through the Monroe County CDBG Program has been preliminarily classified as an Unlisted Action pursuant to 6 NYCRR § 617(b). The State Environmental Quality Review Act regulations found at 6 NYCRR Part 617 requires that no agency shall carry out or approve an Action until it has complied with the requirements of SEQRA.

The specific legislative actions required are:

1. Determine that East Avenue Sidewalk Project is an Unlisted Action.
2. Make a determination of significance of the East Avenue Sidewalk Project pursuant to 6 NYCRR § 617.7.
3. Authorize the County Executive, or his designee, to take such actions to comply with the requirements of SEQRA, including without limitation, the execution of documents and the filing, distribution and publication of the documents required under SEQRA, and any other actions to implement the intent of this resolution.

This determination will have no impact on the revenues or expenditures of the current Monroe County budget.

I recommend that this matter be referred to the appropriate committee(s) for favorable action by Your Honorable Body.

Sincerely,



Adam J. Bello
Monroe County Executive

AJB:db

Short Environmental Assessment Form

Part 1 - Project Information

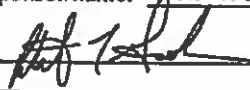
Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

| Part 1 – Project and Sponsor Information | | | |
|--|--|---|---------------------------------|
| Name of Action or Project: Town of Brighton East Ave Sidewalk Installation | | | |
| Project Location (describe, and attach a location map): East Avenue in the Town of Brighton, from 2407 East Avenue to 2370 and 2290 East Avenue. | | | |
| Brief Description of Proposed Action: The Town of Brighton is proposing to install 700 lineal feet of ADA compliant concrete sidewalk. The sidewalk will start at the existing sidewalks at #2407 East Avenue (Crossways Condominiums) on the north-side of the road and travel west-ward along the properties #2370 & # 2290 East Avenue. These sidewalks will be an improvement to the neighborhood and the apartments. The new sidewalks will finish the last section of missing sidewalk and connect into the sidewalks along the north-side of East Avenue and improve the overall safety for those who within the neighborhood. | | | |
| Name of Applicant or Sponsor: Town of Brighton | | Telephone: E-Mail: | |
| Address: | | | |
| City/PO: | | State: | Zip Code: |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. | | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: | | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> |
| 3. a. Total acreage of the site of the proposed action? _____ acres | | | |
| b. Total acreage to be physically disturbed? _____ acres | | | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres | | | |
| 4. Check all land uses that occur on, are adjoining or near the proposed action: | | | |
| 5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) | | | |
| <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): | | | |
| <input type="checkbox"/> Parkland | | | |

| | | | |
|---|-------------------------------------|-------------------------------------|--------------------------|
| 5. Is the proposed action, a. A permitted use under the zoning regulations? | NO | YES | N/A |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Consistent with the adopted comprehensive plan? | NO | YES | N/A |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____ | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____ | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____ | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____ | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____ | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| | | | |

| | | |
|--|-------------------------------------|-------------------------------------|
| 14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: | | |
| <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban | | |
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 16. Is the project site located in the 100-year flood plan? | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources? | NO | YES |
| If Yes, | <input type="checkbox"/> | <input type="checkbox"/> |
| a. Will storm water discharges flow to adjacent properties? | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? | <input type="checkbox"/> | <input type="checkbox"/> |
| If Yes, briefly describe: | | |
| _____ | | |
| _____ | | |
| 18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? | NO | YES |
| If Yes, explain the purpose and size of the impoundment: | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| _____ | | |
| _____ | | |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? | NO | YES |
| If Yes, describe: | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| _____ | | |
| _____ | | |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? | NO | YES |
| If Yes, describe: | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| The Scobell Chemical NYSDOT Site is located across the 590 expressway and approximately 1400 feet away. The site is in the State Superfund Program and is actively being monitored and remediated. | | |
| I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE | | |
| Applicant/sponsor/name: <u>Patrick T. Gooch</u> Date: <u>04/08/2022</u> | | |
| Signature: <u></u> Title: <u>Senior Planner</u> | | |

PRINT FORM

EAF Mapper Summary Report

Wednesday, April 6, 2022 10:40 AM

Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

| | |
|---|-----|
| Part 1 / Question 7 [Critical Environmental Area] | No |
| Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites] | Yes |
| Part 1 / Question 12b [Archeological Sites] | Yes |
| Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies] | No |
| Part 1 / Question 15 [Threatened or Endangered Animal] | No |
| Part 1 / Question 16 [100 Year Flood Plain] | No |
| Part 1 / Question 20 [Remediation Site] | Yes |

Agency Use Only [If applicable]

Project:

Date:

**Short Environmental Assessment Form
Part 2 - Impact Assessment**

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

| | No, or small impact may occur | Moderate to large impact may occur |
|--|-------------------------------------|------------------------------------|
| 1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Will the proposed action result in a change in the use or intensity of use of land? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. Will the proposed action impair the character or quality of the existing community? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7. Will the proposed action impact existing: | | |
| a. public / private water supplies? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. public / private wastewater treatment utilities? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 11. Will the proposed action create a hazard to environmental resources or human health? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

PRINT FORM

Project: _____
 Date: _____

**Short Environmental Assessment Form
 Part 3 Determination of Significance**

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Negative Declaration - Determination of No Significant Effect on the Environment:

The Town of Brighton is proposing to install 700 lineal feet of ADA compliant concrete sidewalk. The sidewalk will start at the existing sidewalks at #2407 East Avenue (Crossways Condominiums) on the northside of the road and travel westward along the properties #2370 & # 2290 East Avenue. The new sidewalks will finish the last section of missing sidewalk and connect into the sidewalks along the northside of East Avenue and improve the overall safety for those who within the neighborhood. There are five apartment complex's which include senior living that are within this census block with approximately 811 living units along with residential houses. The Scobell Chemical NYSDOT Site is located across the 590 expressway and approximately 1400 feet away. The site is in the State Superfund Program and is actively being monitored and remediated. Review by the State Historic Preservation Office (SHPO) has been started and is anticipated to be completed prior to a final decision on this project is completed. It is anticipated that this project will not have an impact on historic, natural, and cultural resources and will not alter the existing community character or increase traffic. The proposed action is consistent with existing land use. Accordingly, the proposed action will have no significant effect upon the environment and is determined to be a negative determination.

| | |
|---|--|
| <input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required. | |
| <input checked="" type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts. | |
| Monroe County _____ Name of Lead Agency | _____ Date |
| Adam J. Bello _____ Print or Type Name of Responsible Officer in Lead Agency | County Executive _____ Title of Responsible Officer |
| _____ Signature of Responsible Officer in Lead Agency | _____ Signature of Preparer (if different from Responsible Officer) |

PRINT FORM



ATTACHMENTS:

Description File Name

▣ Referral R22-0172.pdf



Office of the County Executive

Monroe County, New York

Adam J. Bello
County Executive

May 6, 2022

| |
|--|
| OFFICIAL FILE COPY |
| No. <u>220172</u> |
| Not to be removed from the Office of the Legislature Of Monroe County |
| Committee Assignment |
| ENV. & PUB. WORKS-L |

To The Honorable
Monroe County Legislature
407 County Office Building
Rochester, New York 14614

Subject: Classification of Action and Determination of Significance Pursuant to State Environmental Quality Review Act ("SEQRA") for the Archer Road Sidewalk Project funded through the Monroe County Community Development Block Grant Program /HOME

Honorable Legislators:

I recommend that Your Honorable Body designate Monroe County as Lead Agency for the Archer Road Sidewalk Project funded through the Monroe County Community Development Block Grant ("CDBG") Program and to determine whether the action may have a significant adverse impact on the environment pursuant to SEQRA.

This project consists of the Town of Chili using CDBG funds to install approximately 1,400 linear feet of ADA Compliant 5-foot wide sidewalks on Archer Road. The installation will occur in a suburban-residential neighborhood that was previously disturbed at the time of construction.

This project will not impact existing wetlands, or historical, cultural, or natural resources nor will it alter the existing community character. The proposed action is consistent with existing land use and will increase the safety of nearby residents.

Archer Road Sidewalk Project, funded through the Monroe County CDBG Program has been preliminarily classified as an Unlisted Action pursuant to 6 NYCRR § 617(b). The State Environmental Quality Review Act regulations found at 6 NYCRR Part 617 requires that no agency shall carry out or approve an Action until it has complied with the requirements of SEQRA.

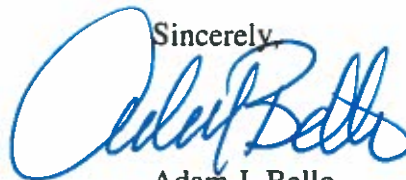
The specific legislative actions required are:

1. Determine that Archer Road Sidewalk Project is an Unlisted Action.
2. Make a determination of significance of the Archer Road Sidewalk Project pursuant to 6 NYCRR § 617.7.
3. Authorize the County Executive, or his designee, to take such actions to comply with the requirements of SEQRA, including without limitation, the execution of documents and the filing, distribution and publication of the documents required under SEQRA, and any other actions to implement the intent of this resolution.

This determination will have no impact on the revenues or expenditures of the current Monroe County budget.

I recommend that this matter be referred to the appropriate committee(s) for favorable action by Your Honorable Body.

Sincerely,



Adam J. Bello
Monroe County Executive

AJB:db

Short Environmental Assessment Form

Part 1 - Project Information

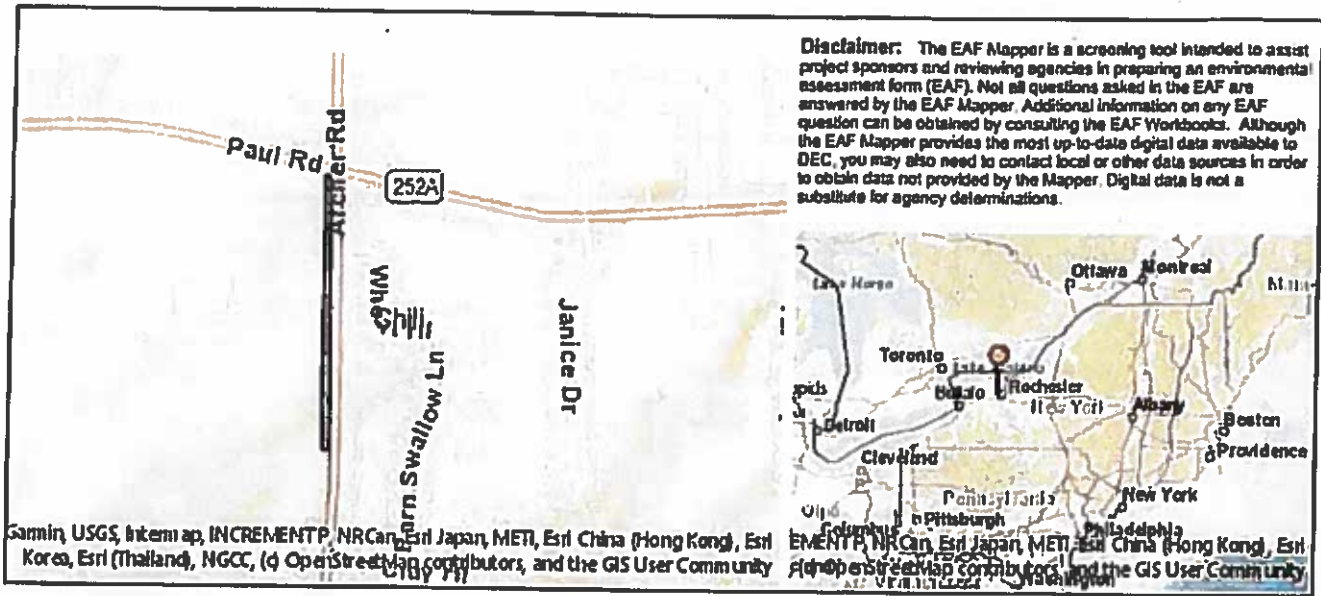
Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

| | | | |
|---|--|---|---------------------------------|
| Part 1 – Project and Sponsor Information | | | |
| Town of Chili | | | |
| Name of Action or Project: Archer Road Sidewalk Extension | | | |
| Project Location (describe, and attach a location map): Archer Road | | | |
| Brief Description of Proposed Action: The project is located on the west side of Archer Road and will extend south from the intersection of Archer Road and Paul Road to a point at the north property line of a Town owned parcel located at 177 Archer Road. The area will benefit from the project by providing safe public access, that is ADA compliant, to the residents of the Archer Road corridor and providing a linkage between existing sidewalk networks. | | | |
| Name of Applicant or Sponsor: David P. Lindsay, P.E | | Telephone: 585-889-6180 E-Mail: dlindsay@townofchili.org | |
| Address: 200 Beaver Road | | | |
| City/PO. Churchville | | State: New York | Zip Code: 14428 |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. | | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval. | | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> |
| 3. a. Total acreage of the site of the proposed action? | | 0.17 acres | |
| b. Total acreage to be physically disturbed? | | 0.17 acres | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | 0.17 acres | |
| 4. Check all land uses that occur on, are adjoining or near the proposed action: | | | |
| 5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) | | | |
| <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): Open Space Area | | | |
| <input type="checkbox"/> Parkland | | | |

| 5. Is the proposed action, | NO | YES | N/A |
|--|-------------------------------------|-------------------------------------|-------------------------------------|
| a. A permitted use under the zoning regulations? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Consistent with the adopted comprehensive plan? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | | NO | YES |
| | <input type="checkbox"/> | | <input checked="" type="checkbox"/> |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? | | NO | YES |
| If Yes, identify: _____ | <input checked="" type="checkbox"/> | | <input type="checkbox"/> |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? | | NO | YES |
| | <input checked="" type="checkbox"/> | | <input type="checkbox"/> |
| b. Are public transportation services available at or near the site of the proposed action? | <input type="checkbox"/> | | <input checked="" type="checkbox"/> |
| c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action? | <input type="checkbox"/> | | <input checked="" type="checkbox"/> |
| 9. Does the proposed action meet or exceed the state energy code requirements? | | NO | YES |
| If the proposed action will exceed requirements, describe design features and technologies: | | | |
| Sidewalk Construction Only _____ | <input type="checkbox"/> | | <input checked="" type="checkbox"/> |
| 10. Will the proposed action connect to an existing public/private water supply? | | NO | YES |
| If No, describe method for providing potable water: _____ | <input checked="" type="checkbox"/> | | <input type="checkbox"/> |
| 11. Will the proposed action connect to existing wastewater utilities? | | NO | YES |
| If No, describe method for providing wastewater treatment: _____ | <input checked="" type="checkbox"/> | | <input type="checkbox"/> |
| 12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? | | NO | YES |
| | <input checked="" type="checkbox"/> | | <input type="checkbox"/> |
| b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? | <input type="checkbox"/> | | <input checked="" type="checkbox"/> |
| 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? | <input type="checkbox"/> | NO | YES |
| b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? | <input checked="" type="checkbox"/> | | <input type="checkbox"/> |
| If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ | | | |
| _____ | | | |
| _____ | | | |



- Part 1 / Question 7 [Critical Environmental Area] No
- Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites] No
- Part 1 / Question 12b [Archeological Sites] Yes
- Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies] Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
- Part 1 / Question 15 [Threatened or Endangered Animal] No
- Part 1 / Question 16 [100 Year Flood Plain] No
- Part 1 / Question 20 [Remediation Site] No

Project:

Date:

**Short Environmental Assessment Form
Part 2 - Impact Assessment**

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

| | No, or small impact may occur | Moderate to large impact may occur |
|--|-------------------------------------|------------------------------------|
| 1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Will the proposed action result in a change in the use or intensity of use of land? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. Will the proposed action impair the character or quality of the existing community? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7. Will the proposed action impact existing: | | |
| a. public / private water supplies? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. public / private wastewater treatment utilities? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 11. Will the proposed action create a hazard to environmental resources or human health? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

PRINT FORM

Project: _____

Date: _____

Short Environmental Assessment Form Part 3 Determination of Significance

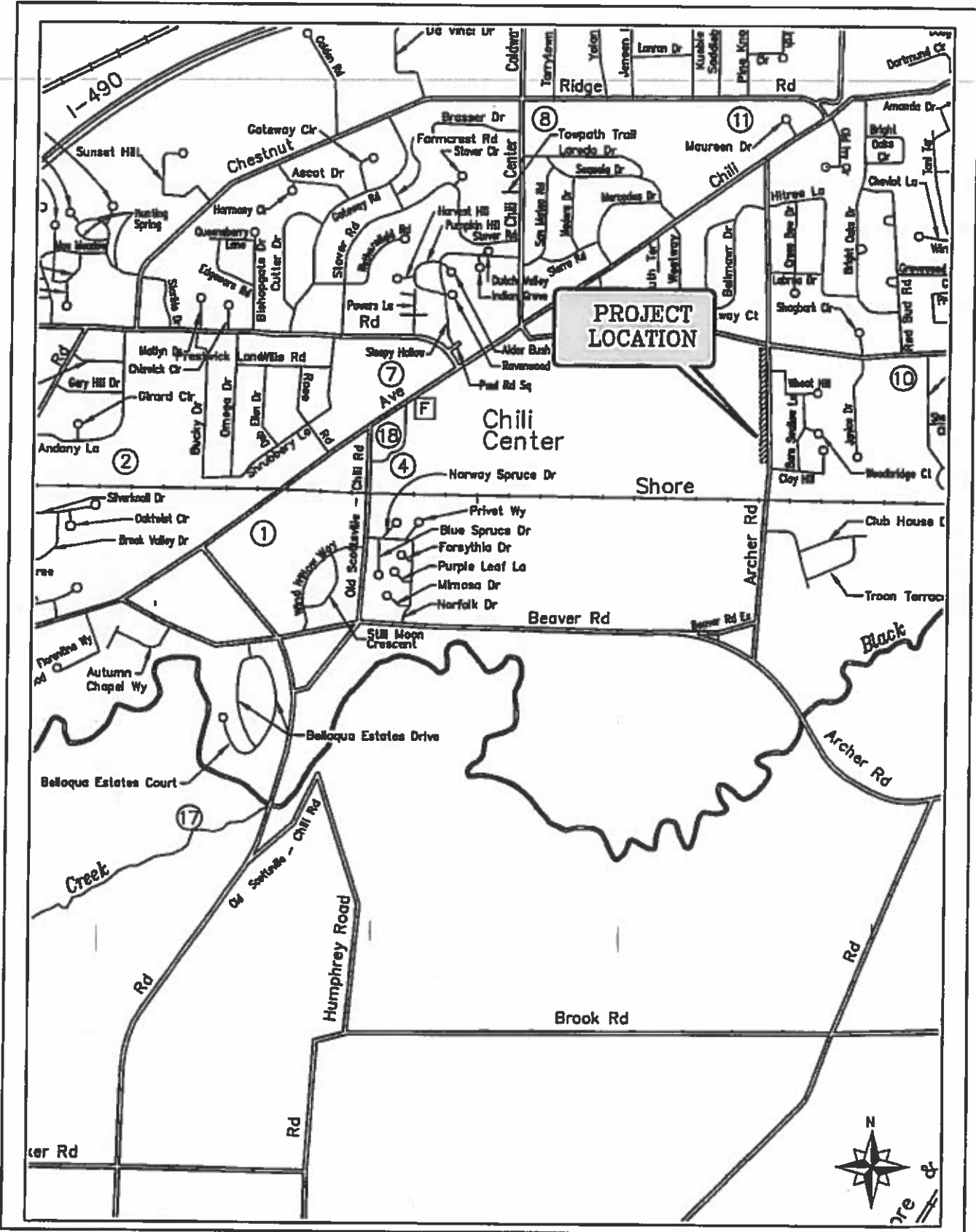
For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Negative Declaration - Determination of No Significant Effect on the Environment:

The Town of Chili will install approximately 1,400 LF of concrete sidewalk along the west side of Archer Road from the terminus of a section of new sidewalk south to a point on of connection with a Town owned parcel located at 177 Archer Road. The project would provide a needed ADA compliant connection for pedestrians wishing travel from residential areas to the commercial core and Town facilities located along Chili Avenue. The project may disturb more than 4000 sf of land, but does not impact wetlands, the 100 year floodplain or any structures more than 50 years old. The new sidewalks will benefit the residents by improving the overall safety for those who walk frequently in the area. The project will not impact existing natural resources, wetlands, historical or cultural resources and will not alter the existing community character or increase traffic. The proposed action is consistent with existing land use. Accordingly, the proposed action will have no significant effect upon the environment and is determined to be a negative determination.

| | |
|--|--|
| <input type="checkbox"/> | Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required. |
| <input checked="" type="checkbox"/> | Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts. |
| Monroe County | |
| Name of Lead Agency | Date |
| Adam J. Bello | County Executive |
| Print or Type Name of Responsible Officer in Lead Agency | Title of Responsible Officer |
| Signature of Responsible Officer in Lead Agency | Signature of Preparer (if different from Responsible Officer) |

PRINT FORM



**ARCHER ROAD
CONCRETE SIDEWALK EXTENSION
CHILI, NEW YORK**

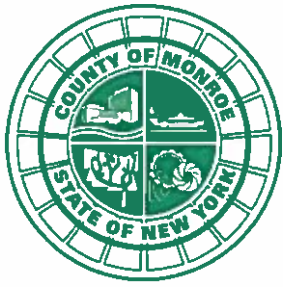
| | |
|------------------------|-----------|
| DATE: | JAN. 2022 |
| SCALE: | N.T.S. |
| DRAWN BY: | DPL |
| Chili Proj. No. 22-001 | |



ATTACHMENTS:

Description File Name

▣ Referral R22-0173.pdf



Office of the County Executive

Monroe County, New York

Adam J. Bello
County Executive

| |
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| OFFICIAL FILE COPY |
| No. <u>220173</u> |
| Not to be removed from the Office of the Legislature Of Monroe County |
| Committee Assignment |
| ENV. & PUB. WORKSL |

May 6, 2022

To The Honorable
Monroe County Legislature
407 County Office Building
Rochester, New York 14614

Subject: Classification of Action and Determination of Significance Pursuant to State Environmental Quality Review Act ("SEQRA") for the First Time Home Buyers Program funded through the Monroe County Home Investment Partnerships Program

Honorable Legislators:

I recommend that Your Honorable Body designate Monroe County as Lead Agency for the First Time Home Buyers Program funded through the Home Investment Partnerships ("HOME") Program and to determine whether the action may have a significant adverse impact on the environment pursuant to SEQRA.

This project develops affordable housing opportunities by providing a direct subsidy for down payment or closing cost assistance for income eligible first time home-buyers purchasing their first home in suburban Monroe County. This is an administrative program that will aid individuals purchasing private homes that are still subject to existing municipal building and zoning codes.

All property involved in this program are privately owned and still subject to the New York State Building Code and municipal zoning laws. This program will not result in construction or other physical projects; encroachment on wetlands, Critical Environmental Areas, floodplains; encroachment on a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places. This program will not have any significant adverse environmental impacts.

The First Time Home Buyers Program funded through the Monroe County Home Investment Partnerships (HOME) has been preliminarily classified as an Unlisted Action pursuant to 6 NYCRR § 617(b). The State Environmental Quality Review Act regulations found at 6 NYCRR Part 617 requires that no agency shall carry out or approve an Action until it has complied with the requirements of SEQRA.

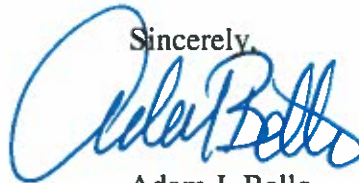
The specific legislative actions required are:

1. Determine that the First Time Home Buyers Program is an Unlisted Action.
2. Make a determination of significance for the First Time Home Buyers Program pursuant to 6 NYCRR § 617.7.
3. Authorize the County Executive, or his designee, to take such actions to comply with the requirements of SEQRA, including without limitation, the execution of documents and the filing, distribution and publication of the documents required under SEQRA, and any other actions to implement the intent of this resolution.

This determination will have no impact on the revenues or expenditures of the current Monroe County budget.

I recommend that this matter be referred to the appropriate committee(s) for favorable action by Your Honorable Body.

Sincerely,



Adam J. Bello
Monroe County Executive

AJB:db

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

| Part 1 – Project and Sponsor Information | | | | | | | |
|--|-------------------------------------|---------------------------------------|---|----|-----|-------------------------------------|-------------------------------------|
| Name of Action or Project: First Time Home Buyers Program | | | | | | | |
| Project Location (describe, and attach a location map): Monroe County, with the exception of the City of Rochester | | | | | | | |
| Brief Description of Proposed Action: Develop affordable housing opportunities by providing a direct subsidy for down payment or closing cost assistance for income eligible first time home-buyers purchasing their first home in suburban Monroe County. This is an administrative program that will aid individuals purchasing homes that are still subject to existing municipal building and zoning codes | | | | | | | |
| Name of Applicant or Sponsor: Monroe County | | Telephone: 585-753-2032 | | | | | |
| | | E-Mail: patrickgooch@gmail.com | | | | | |
| Address: 39 W Main Street | | | | | | | |
| City/PO: Rochester | | State: New York | Zip Code: 14614 | | | | |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. | | | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table> | NO | YES | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| NO | YES | | | | | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | | | | |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Dept. of Housing and Urban Development | | | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table> | NO | YES | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| NO | YES | | | | | | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | | | | |
| 3. a. Total acreage of the site of the proposed action? _____ 0 acres b. Total acreage to be physically disturbed? _____ 0 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0 acres | | | | | | | |
| 4. Check all land uses that occur on, are adjoining or near the proposed action: <input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input checked="" type="checkbox"/> Parkland | | | | | | | |

| 5. Is the proposed action, | NO | YES | N/A |
|--|-------------------------------------|-------------------------------------|--------------------------|
| a. A permitted use under the zoning regulations? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Consistent with the adopted comprehensive plan? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? | NO | YES | |
| If Yes, identify: _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| b. Are public transportation services available at or near the site of the proposed action? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 9. Does the proposed action meet or exceed the state energy code requirements? | NO | YES | |
| If the proposed action will exceed requirements, describe design features and technologies: _____ _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 10. Will the proposed action connect to an existing public/private water supply? | NO | YES | |
| If No, describe method for providing potable water: _____ _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 11. Will the proposed action connect to existing wastewater utilities? | NO | YES | |
| If No, describe method for providing wastewater treatment: _____ _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____ | | | |

Project:

Date:

**Short Environmental Assessment Form
Part 2 - Impact Assessment**

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

| | No, or small impact may occur | Moderate to large impact may occur |
|--|-------------------------------------|------------------------------------|
| 1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Will the proposed action result in a change in the use or intensity of use of land? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. Will the proposed action impair the character or quality of the existing community? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 11. Will the proposed action create a hazard to environmental resources or human health? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

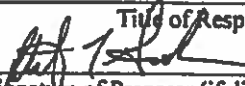
PRINT FORM

Project: _____
 Date: _____

**Short Environmental Assessment Form
 Part 3 Determination of Significance**

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

The First-Time Home Buyer Program is a Monroe County program that provides one-time grants for down payment and closing assistance to income-eligible first time home buyers who purchase homes in the suburban towns and villages of Monroe County. This program has no direct effects on the environment, all property involved in this program are privately owned and still subject to the the New York State Building Code and municipal zoning laws. This program will not result in construction or other physical projects; encroachment on wetlands, Critical Environmental Areas, floodplains; encroachment on a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places. This program will not have any significant adverse environmental impacts.

| | |
|---|--|
| <input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required. | |
| <input checked="" type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts. | |
| Monroe County _____ Name of Lead Agency | _____ Date |
| Adam J. Bello _____ Print or Type Name of Responsible Officer in Lead Agency | _____ County Executive |
| _____ Signature of Responsible Officer in Lead Agency | _____ Title of Responsible Officer  Signature of Preparer (if different from Responsible Officer) |

PRINT FORM



ATTACHMENTS:

Description File Name

▣ Referral R22-0174.pdf



Office of the County Executive

Monroe County, New York

Adam J. Bello
County Executive

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| No. <u>220174</u> |
| Not to be removed from the Office of the Legislature Of Monroe County |
| Committee Assignment |
| ENV. & PUB. WORKS-L |

May 6, 2022

To The Honorable
Monroe County Legislature
407 County Office Building
Rochester, New York 14614

Subject: Classification of Action and Determination of Significance Pursuant to State Environmental Quality Review Act ("SEQRA") for the Acquisition Rehab Resale Program funded through the Monroe County Home Investment Partnerships Program

Honorable Legislators:

I recommend that Your Honorable Body designate Monroe County as Lead Agency for the Acquisition Rehab Resale Program funded through the Home Investment Partnerships ("HOME") Program and to determine whether the action may have a significant adverse impact on the environment pursuant to SEQRA.

The project develops affordable housing opportunities by providing a direct subsidy for income eligible first time home-buyers purchasing their first home in suburban Monroe County. A sub recipient acquires a single family home, develops work specifications for rehab, awards a contractor to complete the work and bring home up to minimum standards for resale to individuals purchasing homes, which are still subject to existing municipal building and zoning codes.

All property involved in this program are privately owned and still subject to the New York State Building Code and municipal zoning laws. This program will not result in construction that results in the expansion of the original footprint; or encroachment on wetlands, Critical Environmental Areas, floodplains.

The Acquisition Rehab Resale Program funded through the Monroe County Home Investment Partnerships (HOME) has been preliminarily classified as an Unlisted Action pursuant to 6 NYCRR § 617(b). The State Environmental Quality Review Act regulations found at 6 NYCRR Part 617 requires that no agency shall carry out or approve an Action until it has complied with the requirements of SEQRA.

The specific legislative actions required are:

1. Determine that Acquisition Rehab Resale Program is an Unlisted Action.
2. Make a determination of significance for the Acquisition Rehab Resale Program pursuant to 6 NYCRR § 617.7.
3. Authorize the County Executive, or his designee, to take such actions to comply with the requirements of SEQRA, including without limitation, the execution of documents and the filing, distribution and publication of the documents required under SEQRA, and any other actions to implement the intent of this resolution.

This determination will have no impact on the revenues or expenditures of the current Monroe County budget.

I recommend that this matter be referred to the appropriate committee(s) for favorable action by Your Honorable Body.

Sincerely,



Adam J. Bello
Monroe County Executive

AJB:db

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

| | | | |
|---|--|---------------------------------------|--|
| Part 1 – Project and Sponsor Information | | | |
| Name of Action or Project: Acquisition Rehab Resale | | | |
| Project Location (describe, and attach a location map): Monroe County, with the exception of the City of Rochester. | | | |
| Brief Description of Proposed Action: Develop affordable housing opportunities by providing a direct subsidy for income eligible first time home-buyers purchasing their first home in suburban Monroe County. A sub recipient acquires a single family home, develops work specifications for rehab, awards a contractor to complete the work and bring home up to minimum standards for resale to individuals purchasing homes that are still subject to existing municipal building and zoning codes. | | | |
| Name of Applicant or Sponsor: Monroe County | | Telephone: 585-753-2032 | |
| | | E-Mail: patrickgooch@monroecounty.gov | |
| Address: 39 W Main Street | | | |
| City/PO: Rochester | | State: NY | Zip Code: 14614 |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. | | | NO <input type="checkbox"/> |
| | | | YES <input type="checkbox"/> |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Department of Housing and Urban Development | | | NO <input type="checkbox"/> |
| | | | YES <input checked="" type="checkbox"/> |
| 3. a. Total acreage of the site of the proposed action? | | 0 acres | |
| b. Total acreage to be physically disturbed? | | 0 acres | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | 0 acres | |
| 4. Check all land uses that occur on, are adjoining or near the proposed action: | | | |
| <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) | | | |
| <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): | | | |
| <input type="checkbox"/> Parkland | | | |

| 5. Is the proposed action, | NO | YES | N/A |
|--|-------------------------------------|-------------------------------------|--------------------------|
| a. A permitted use under the zoning regulations? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Consistent with the adopted comprehensive plan? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? | NO | YES | |
| If Yes, identify: _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| b. Are public transportation services available at or near the site of the proposed action? | | | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action? | | | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 9. Does the proposed action meet or exceed the state energy code requirements? | NO | YES | |
| If the proposed action will exceed requirements, describe design features and technologies: _____ _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 10. Will the proposed action connect to an existing public/private water supply? | NO | YES | |
| If No, describe method for providing potable water: _____ _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 11. Will the proposed action connect to existing wastewater utilities? | NO | YES | |
| If No, describe method for providing wastewater treatment: _____ _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? | | | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? | | | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____ | | | |

Project:

Date:

**Short Environmental Assessment Form
Part 2 - Impact Assessment**

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

| | No, or small impact may occur | Moderate to large impact may occur |
|--|-------------------------------------|------------------------------------|
| 1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Will the proposed action result in a change in the use or intensity of use of land? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. Will the proposed action impair the character or quality of the existing community? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 11. Will the proposed action create a hazard to environmental resources or human health? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |




PRINT FORM

Project: _____
 Date: _____

**Short Environmental Assessment Form
 Part 3 Determination of Significance**

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

The Acquisition Rehab Resale Program is a Monroe County program that provides grants to income-eligible first time home buyers who purchase homes in the suburban towns and villages of Monroe County. This program has no direct effects on the environment, all property involved in this program are privately owned and still subject to the New York State Building Code and municipal zoning laws. This program will not result in construction that results in the expansion of the original footprint; encroachment on wetlands, Critical Environmental Areas, floodplains; encroachment on a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places. This program will not have any significant adverse environmental impacts.

| | | | | | | | | | | | | | |
|--|--|---------------|--|---------------------|------|---------------|--|--|------------------|--|--|---|---|
| <input type="checkbox"/> | Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required. | | | | | | | | | | | | |
| <input checked="" type="checkbox"/> | Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts. | | | | | | | | | | | | |
| <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border-bottom: 1px solid black;">Monroe County</td> <td style="width: 50%; border-bottom: 1px solid black;"></td> </tr> <tr> <td style="text-align: center;">Name of Lead Agency</td> <td style="text-align: center;">Date</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Adam J. Bello</td> <td style="border-bottom: 1px solid black;"></td> </tr> <tr> <td style="text-align: center;">Print or Type Name of Responsible Officer in Lead Agency</td> <td style="text-align: center;">County Executive</td> </tr> <tr> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black;"></td> </tr> <tr> <td style="text-align: center;">Signature of Responsible Officer in Lead Agency</td> <td style="text-align: center;">Signature of Preparer (if different from Responsible Officer)</td> </tr> </table> | | Monroe County | | Name of Lead Agency | Date | Adam J. Bello | | Print or Type Name of Responsible Officer in Lead Agency | County Executive | |  | Signature of Responsible Officer in Lead Agency | Signature of Preparer (if different from Responsible Officer) |
| Monroe County | | | | | | | | | | | | | |
| Name of Lead Agency | Date | | | | | | | | | | | | |
| Adam J. Bello | | | | | | | | | | | | | |
| Print or Type Name of Responsible Officer in Lead Agency | County Executive | | | | | | | | | | | | |
| |  | | | | | | | | | | | | |
| Signature of Responsible Officer in Lead Agency | Signature of Preparer (if different from Responsible Officer) | | | | | | | | | | | | |

PRINT FORM



ATTACHMENTS:

Description File Name

▣ Referral R22-0187.pdf



Office of the County Executive

Monroe County, New York

Adam J. Bello
County Executive

May 6, 2022

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| OFFICIAL FILE COPY |
| No. <u>220187</u> |
| Not to be removed from the Office of the Legislature Of Monroe County |
| Committee Assignment |
| REC & ED |
| ENV. & PUB. WORKS^L |
| WAYS & MEANS |

To The Honorable
Monroe County Legislature
407 County Office Building
Rochester, New York 14614

Subject: Amend the 2022 Capital Budget to Provide an Increase in Funding for the Monroe County Library System Fleet Replacement Project and Authorize an Interfund Transfer

Honorable Legislators:

I recommend that Your Honorable Body amend the 2022 Capital Budget to provide an increase in funding for the Monroe County Library System Fleet Replacement Project and authorize an interfund transfer.

The Monroe County Library System ("MCLS") provides member library delivery services Monday through Friday as part of a shared service agreement. Delivery includes pickup and drop-off of library material returns, requests/holds, and interoffice mail. For decades, the MCLS has provided the community with the ability to check out and return library materials at any MCLS location of convenience, known as *One County, One Card*. In the MCLS catalog library users can also place requests for materials filled as first available across the MCLS, delivered via MCLS fleet to their preferred pick-up location.

In 2020 MCLS began planning for the cyclical replacement of its delivery fleet of three (3) box trucks, which are seven years old. A fleet replacement project was included in the 2022-2027 Capital Improvement Program in the amount of \$216,000 based on cost estimates from early 2021. When bids were received in spring 2022, however, the bid cost exceeded the project authorization by \$59,000 due primarily to the current inflationary and supply chain environment.

A purchase order for two box trucks was completed, but an interfund transfer of cash from the library fund to the fleet replacement capital fund is necessary to enable the purchase of the third box truck.

The specific legislative actions required are:

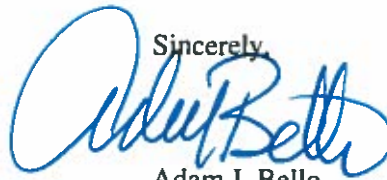
1. Amend the 2022 capital budget to increase funding for the Monroe County Library System Fleet Replacement project in the amount of \$70,000, from \$216,000 to \$286,000, for a total project authorization of \$286,000.
2. Authorize an interfund transfer of \$70,000 from library fund 9006 to capital fund 2035.

110 County Office Building • 39 West Main Street • Rochester, New York 14614
(585) 753-1000 • fax: (585) 753-1014 • www.monroecounty.gov • e-mail: countyexecutive@monroecounty.gov

This is a Type II Action pursuant to 6 NYCRR §617.5(c)(31) (“purchase or sale of furnishings, equipment or supplies, including surplus government property, other than the following: land, radioactive material, pesticides, herbicides, or other hazardous materials”) and is not subject to further review under the State Environmental Quality Review Act.

Funding for this project, consistent with authorized uses, will be available in capital fund 2035 once the interfund transfer requested herein is approved and in any other capital fund(s) created for the same intended purpose. No additional net County support is required in the current Monroe County budget.

I recommend that this matter be referred to the appropriate committee(s) for favorable action by Your Honorable Body.

Sincerely,


Adam J. Bello
Monroe County Executive

AJB:db



ATTACHMENTS:

Description File Name

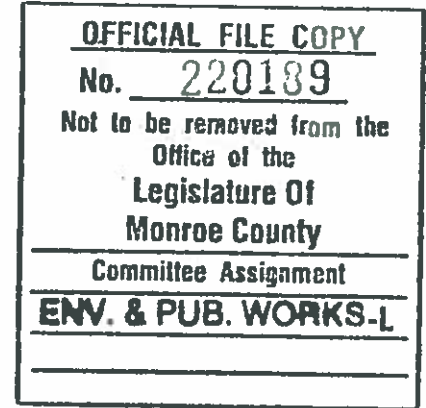
▣ Referral R22-0189.pdf



Office of the County Executive

Monroe County, New York

Adam J. Bello
County Executive



May 6, 2022

To The Honorable
Monroe County Legislature
407 County Office Building
Rochester, New York 14614

Subject: Classification of Action and Determination of Significance Pursuant to the State Environmental Quality Review Act for the Sale of County Owned Surplus Real Property at the April 2022 Public Auction

Honorable Legislators:

I recommend that Your Honorable Body determine whether the sale of County owned surplus real property at the April 2022 Public Auction may have a significant adverse impact on the environment pursuant to the State Environmental Quality Review Act ("SEQRA").

The proposed sale is as follows:

Parcel

Offeror

TA # 134.19-1-8
296 Fisher Road
Town of Chili

Daniel J. Thomas, Jr.
P.O. Box 52
Spencerport, NY 14559

TA # 017.06-2-6
Lakeshore Drive
Town of Greece

Peter V. Howie
33 Lake Terrace
Rochester, NY 14617

TA # 059.03-4-28.2
1063 Long Pond Road
Town of Greece

SJMC Properties, LLC
1553 Manitou Road
Rochester, NY 14626

TA # 046.02-2-22
Ling Road
Town of Greece

Matthew J. Denker
153 North Plymouth Avenue
Rochester, NY 14614

TA # 060.40-3-30
100 Leonard Road
Town of Greece

Tanios Elias Sarkis
40 Trabold Road
Rochester, NY 14624

TA # 060.51-2-18
Rogene Street
TA #060.51-2-19
230 Rogene Street
Town of Greece

Mark C. Barrett
3224 Edgemere Drive
Rochester, NY 14612

110 County Office Building • 39 West Main Street • Rochester, New York 14614

Monroe County Legislature - May 28, 2022 - 1014 • www.monroecounty.gov • e-mail: countyexecutive@monroecounty.gov

TA # 012.04-2-7
Brick Schoolhouse Road
Town of Hamlin

Morgan Ricklefs
4336 Brick Schoolhouse Road
Hamlin, NY 14464

TA # 047.19-2-26
159 Montcalm Drive
Town of Irondequoit

Adam Kiley
33 Kearny Drive
Rochester, NY 14617

TA # 077.14-4-40
102 Orland Road
Town of Irondequoit

Sanata Homes, LLC
915 East Ridge Road
Rochester, NY 14621

TA # 092.10-3-64
136 Heberle Road
Town of Irondequoit

Far Out Custom Builders
10 Vanderlin Park
Rochester, NY 14622

TA # 216.07-2-58
40 Assembly Drive
TA #216.07-2-62
121 Assembly Drive
TA # 216.07-2-63
125 Assembly Drive
TA #216.07-2-64
109 Assembly Drive
TA #216.07-2-65
101 Assembly Drive

Marshall D. Gates III
170 Golf Avenue
Pittsford, NY 14534

TA # 086.04-2-5
3143 Brockport Spencerport Road
Town of Ogden

Edward Hershey
200 Sheridan Road
Bergen, NY 14416

TA # 043.04-2-13
59 Parma Center Road
Town of Parma

Nolan T. Ransom
2636 English Road
Rochester, NY 14616

TA # 155.04-1-13
Sanford Road South
TA #155.04-1-14
Sanford Road South
Town of Riga

Edward Hershey
200 Sheridan Road
Bergen, NY 14416

TA # 170.02-1-41
Palmer Road
Town of Riga

Keith F. Stein
3434 Iroquois Road
Caledonia, NY 14423

TA # 099.04-1-6
73 Swamp Road
Town of Sweden

Trenton Ortiz
236 Buffalo Road
Rochester, NY 14611

TA # 063.07-2-34
537 Vosburg Road
Town of Webster

Southwedge Holdings, LLC
214 Bayview Road
Rochester, NY 14609

TA # 139.78-1-13
216 East Maple Street
Village of East Rochester

Matthew J. Denker
153 North Plymouth Avenue
Rochester, NY 14614

The sale of real property located at the addresses defined above has been preliminarily classified as an Unlisted Action. The SEQRA regulations found at 6 NYCRR Part 617 requires that no agency shall carry out or approve an Action until it has complied with the requirements of SEQRA.

The specific legislative actions required are:

1. Determine that the sale of County owned surplus real property located at the above listed addresses is an Unlisted action.
2. Make a determination of significance regarding the sale of County owned surplus real property identified above pursuant to 6 NYCRR 617.7.
3. Authorize the County Executive, or his designee, to take such actions to comply with the requirements of the State Environmental Quality Review Act, including without limitation, the execution of documents and the filing, distribution and publication of the documents required under the State Environmental Quality Review Act, and any other actions to implement the intent of this resolution.

This designation will have no impact on the revenues or expenditures of the current Monroe County budget.

I recommend that this matter be referred to the appropriate committee(s) for favorable action by Your Honorable Body.

Sincerely,



Adam J. Bello
Monroe County Executive

Short Environmental Assessment Form

Part 1 - Project Information

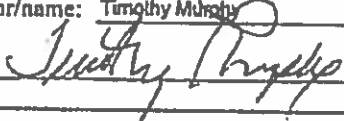
Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

| Part 1 – Project and Sponsor Information | | | |
|--|--|----------------------------------|---|
| Name of Action or Project: Auction, sale, and conveyance of surplus real property by Monroe County | | | |
| Project Location (describe, and attach a location map): Fifty-one (51) parcels throughout Monroe County - See attached list. | | | |
| Brief Description of Proposed Action: Monroe County will conduct a public auction to sell fifty-one (51) scattered site parcels that are surplus real property owned by Monroe County. These parcels are individual parcels scattered throughout Monroe County. Upon conveyance, all parcels sold will be subject to municipal building and zoning controls which restrict the character of development on these parcels and requires permitting for uses that are outside of the present zoning. | | | |
| Name of Applicant or Sponsor: Monroe County, NY | | Telephone: 585-753-1233 | |
| Address: 39 West Main Street | | E-Mail: TMurphy@monroecounty.gov | |
| City/PO: Rochester | | State: NY | Zip Code: 14614 |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. | | | NO <input checked="" type="checkbox"/> |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: | | | YES <input type="checkbox"/> |
| 3. a. Total acreage of the site of the proposed action? _____ 0 acres b. Total acreage to be physically disturbed? _____ 0 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ - acres | | | |
| 4. Check all land uses that occur on, are adjoining or near the proposed action: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland | | | |

| | NO | YES | N/A |
|---|-------------------------------------|-------------------------------------|--------------------------|
| 5. Is the proposed action, <ul style="list-style-type: none"> a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: <u>170.02-1-41 - Hotel Creek;</u> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ If public water is unavailable sites would be subject to NYS lot requirements regarding potable water and septic systems. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ If public sewer is unavailable sites would be subject to NYS lot requirements regarding potable water septic systems. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ No alterations. _____ _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

| | | |
|--|-------------------------------------|---|
| 14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: | | |
| <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input checked="" type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban | | |
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? | NO | YES |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 16. Is the project site located in the 100-year flood plan? | NO | YES |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a. Will storm water discharges flow to adjacent properties? | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? | <input type="checkbox"/> | <input type="checkbox"/> |
| If Yes, briefly describe: _____ _____ | | |
| 18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ | NO | YES |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| State Superfund Sites: 828020 and 828158 are approximately .35 and .85 miles away from 045.43-3-9;-11;-16;-17. | | |
| I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE | | |
| Applicant/sponsor/name: <u>Timothy Murphy</u> | | Date: <u>04/18/2022</u> |
| Signature: <u></u> | | Title: <u>Director of Real Property</u> |

PRINT FORM

**Short Environmental Assessment Form
Part 2 - Impact Assessment**

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

| | No, or small impact may occur | Moderate to large impact may occur |
|--|-------------------------------------|------------------------------------|
| 1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Will the proposed action result in a change in the use or intensity of use of land? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. Will the proposed action impair the character or quality of the existing community? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7. Will the proposed action impact existing: | | |
| a. public / private water supplies? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. public / private wastewater treatment utilities? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 11. Will the proposed action create a hazard to environmental resources or human health? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

PRINT FORM


**Short Environmental Assessment Form
Part 3 Determination of Significance**

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Fifty-one parcels of real property will be publicly auctioned, sold, and conveyed. These parcels are scattered throughout Monroe County and are generally residential in nature. The environmental review of this action included preparation of an individual SEAF Part 1 for each parcel involved. This review indicated that some of these parcels are within a mile of state superfund sites, archaeologically sensitive sites, or historic properties; within a state-designated Critical Environmental Area, contain habitat of endangered species including the Bald Eagle and Least Bittern, and are within a 100 year flood plain.

The sale of these individual parcels will result in transfer of real property from Monroe County and private purchasers who will be subject to municipal building and zoning controls. The development of said parcels will be restricted by municipal zoning codes and all development that is not by right will be subject to permitting from the local municipality and may be subject to further environmental review.

Accordingly, the sale and conveyance of scattered site real property will have no significant adverse environmental impacts.

| | |
|---|--|
| <input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required. | |
| <input checked="" type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts. | |
| Monroe County | |
| Name of Lead Agency | Date |
| Adam J. Bello | County Executive |
| Print or Type Name of Responsible Officer in Lead Agency | Title of Responsible Officer |
| Signature of Responsible Officer in Lead Agency | Patrick T. Gooch  Signature of Preparer (if different from Responsible Officer) |

PRINT FORM

| | | | | |
|-----------|--------|----------------|------------------------|-----|
| CHILI | 262200 | 173.04-1-12 | 12 MORGAN ROAD | 311 |
| CHILI | 262200 | 132.20-1-3.2 | 189 GOLDEN ROAD | 311 |
| CHILI | 262200 | 134.19-1-8 | 295 FISHER ROAD | 311 |
| <hr/> | | | | |
| GATES | 262600 | 133.12-5-20 | 456 WESTSIDE DRIVE | 311 |
| GATES | 262600 | 119.16-1-36 | 331 LETTINGTON AVE | 312 |
| <hr/> | | | | |
| GREECE | 262800 | 017.06-2-39 | 113 LAKESHORE DRIVE | 311 |
| GREECE | 262800 | 017.06-2-6 | LAKESHORE DRIVE | 312 |
| GREECE | 262800 | 046.02-2-22 | LING ROAD | 330 |
| GREECE | 262800 | 046.14-7-8 | 4485 DEWEY AVE | 323 |
| GREECE | 262800 | 046.43-3-11 | 6 AMALIA (PVT) CT | 311 |
| GREECE | 262800 | 046.43-3-16 | 5 AMALIA (PVT) CT | 311 |
| GREECE | 262800 | 046.43-3-17 | 35 BRIMLEY MANOR (PVT) | 311 |
| GREECE | 262800 | 046.43-3-9 | 2 AMALIA (PVT) CT | 311 |
| GREECE | 262800 | 059.01-3-25.2 | 1504 ENGLISH RD | 311 |
| GREECE | 262800 | 059.03-4-28.2 | 1063 LONG POND RD | 311 |
| GREECE | 262800 | 060.56-1-36 | 124 SPARLING DR | 311 |
| GREECE | 262800 | 074.13-1-17 | 58 LAURELHURST RD | 311 |
| GREECE | 262800 | 088.02-1-10 | 287 ELMGROVE ROAD | 311 |
| GREECE | 262800 | 088.02-1-11 | 288 ELMGROVE ROAD | 311 |
| GREECE | 262800 | 088.02-2-25 | 272 ELMGROVE ROAD | 311 |
| GREECE | 262800 | 088.02-2-27.1 | ELMGROVE ROAD | 311 |
| GREECE | 262800 | 088.02-2-27.2 | MELWOOD DR | 311 |
| GREECE | 262800 | 017.06-2-37.1 | 127 LAKESHORE DRIVE | 311 |
| GREECE | 262800 | 046.14-9-3.1 | 1563 LATTI ROAD | 311 |
| GREECE | 262800 | 058.01-1-4.2 | 1336 MANITOU ROAD | 311 |
| GREECE | 262800 | 080.40-3-30 | 100 LEONARD ROAD | 220 |
| GREECE | 262800 | 080.51-2-18 | ROGENE STREET | 311 |
| GREECE | 262800 | 080.51-2-19 | 230 ROGENE STREET | 210 |
| <hr/> | | | | |
| HAMLIN | 263000 | 012.04-2-7 | BRICK SCHOOLHOUSE RD | 311 |
| HAMLIN | 263000 | 021.03-2-49.14 | ROOSEVELT HWY | 311 |
| HAMLIN | 263000 | 022.03-2-3.3 | 471 HAMLIN CENTER ROAD | 311 |
| <hr/> | | | | |
| HENRIETTA | 263200 | 161.19-2-3 | ST PATRICK DR | 311 |

| | | | | |
|-------------|--------|-------------|----------------------------|-----|
| HENRIETTA | 263200 | 189.04-1-16 | WEST HENRIETTA ROAD | 311 |
| IRONDEQUOIT | 263400 | 047.19-2-26 | 159 MONTCALM DRIVE | 311 |
| IRONDEQUOIT | 263400 | 077.14-4-40 | 102 ORLAND ROAD | 210 |
| IRONDEQUOIT | 263400 | 092.10-3-64 | 136 HEBERLE RD | 311 |
| IRONDEQUOIT | 263400 | 092.15-2-23 | 19 HIGHVIEW DR | 311 |
| IRONDEQUOIT | 263400 | 092.97-2-62 | 343 BENNETT AVE | 311 |
| IRONDEQUOIT | 263400 | 062.93-1-9 | 51 INDIAN TRAIL | 311 |
| MENDON | 263801 | 216.07-2-58 | 40 ASSEMBLY DRIVE | 311 |
| MENDON | 263801 | 216.07-2-62 | 121 ASSEMBLY DRIVE | 311 |
| MENDON | 263801 | 216.07-2-63 | 125 ASSEMBLY DRIVE | 311 |
| MENDON | 263801 | 216.07-2-64 | 109 ASSEMBLY DRIVE | 311 |
| MENDON | 263801 | 216.07-2-65 | 101 ASSEMBLY DRIVE | 311 |
| OGDEN | 263989 | 086.04-2-5 | 3143 BROCKPORT SPENCERPORT | 210 |
| PARMA | 264089 | 043.04-2-13 | 59 PARMA CENTER ROAD | 311 |
| PENFIELD | 264200 | 095.04-2-30 | 1530 PLANK ROAD | 311 |
| PENFIELD | 264200 | 110.03-1-47 | 3417 ATLANTIC AVE | 311 |
| RIGA | 264889 | 155.04-1-13 | SANFORD RD SOUTH | 311 |
| RIGA | 264889 | 155.04-1-14 | SANFORD RD SOUTH | 311 |
| RIGA | 264889 | 170.02-1-41 | PALMER ROAD | 321 |
| RIGA | 264889 | 171.01-1-46 | BETTERIDGE ROAD | 314 |
| SWEDEN | 265289 | 089.04-1-6 | 73 SWAMP ROAD | 314 |
| SWEDEN | 265289 | 113.01-1-39 | 75 CAPEL ROAD | 314 |
| WEBSTER | 265489 | 048.20-1-12 | LAKE ROAD | 311 |
| WEBSTER | 265489 | | 537 VOSBURG ROAD | 311 |
| WHEATLAND | 265889 | 189.03-1-31 | SCOTTSVILLE MUMFORD ROAD | |

WHEATLAND

265689 208.15-1-73

GEORGE STREET

EAST ROCHESTER
EAST ROCHESTER

265801 139.78-1-13
265801 139.62-4-46

216 EAST MAPLE AVE
337 GARFIELD AVE

311
311



ATTACHMENTS:

Description File Name

▣ Referral R22-0197.pdf



Office of the County Executive

Monroe County, New York

Adam J. Bello
County Executive

May 23, 2022

| |
|--|
| OFFICIAL FILE COPY |
| No. <u>220197</u> |
| Not to be removed from the Office of the Legislature Of Monroe County |
| Committee Assignment |
| ENV. & PUB. WORKS -L |

To The Honorable
Monroe County Legislature
407 County Office Building
Rochester, New York 14614

Subject: Classification of Action and Determination of Significance Pursuant to the State Environmental Quality Review Act for the Lease of Office and Laboratory Space at 819-827 West Main Street, Rochester, NY

Honorable Legislators:

I recommend that Your Honorable Body determine whether the lease of 819-827 West Main Street, Rochester, New York may have a significant adverse impact on the environment pursuant to the State Environmental Quality Review Act ("SEQRA").

Monroe County intends to enter into a lease of 10,460 square feet of office and laboratory space at 819-827 West Main Street, Rochester, New York for the purposes of a Sexually Transmitted Disease ("STD") Clinic and Diagnostic Treatment center.

The lease of 819-827 West Main Street, Rochester, New York has been preliminarily classified as an Unlisted action. The SEQRA regulations found at 6 NYCRR Part 617 requires that no agency shall carry out or approve an Action until it has complied with the requirements of SEQRA.

The specific legislative actions required are:

1. Determine that the lease of 819-827 West Main Street, Rochester, New York is an Unlisted action.
2. Make a determination of significance regarding the lease of 819-827 West Main Street, Rochester, New York pursuant to 6 NYCRR § 617.7.

110 County Office Building • 39 West Main Street • Rochester, New York 14614

(585) 753-1000 • fax: (585) 753-1014 • www.monroecounty.gov • e-mail: countyexecutive@monroecounty.gov

3. Authorize the County Executive, or his designee, to take such actions to comply with the requirements of the State Environmental Quality Review Act, including without limitation, the execution of documents and the filing, distribution and publication of the documents required under the State Environmental Quality Review Act, and any other actions to implement the intent of this resolution.

This designation will have no impact on the revenues or expenditures of the current Monroe County budget.

I recommend that this matter be referred to the appropriate committee(s) for favorable action by Your Honorable Body.

Sincerely,



Adam J. Bello
Monroe County Executive

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

| Part 1 – Project and Sponsor Information | | | |
|--|--|--|---|
| Name of Action or Project: Lease of 819-827 West Main Street, Rochester, NY | | | |
| Project Location (describe, and attach a location map): 819-827 West Main Street, Rochester, NY | | | |
| Brief Description of Proposed Action: Monroe County intends to lease 819-827 West Main Street, Rochester, NY (Tax ID # 120.43-2-2) for 10,460 sq ft of office and laboratory space for the Monroe County Public Health STD Clinic. The facility is intended for interior space with typical parking and access from the outside. | | | |
| Name of Applicant or Sponsor: Monroe County | | Telephone: 585-753-2032 E-Mail: patrickgooch@monroecounty.gov | |
| Address: 39 West Main Street | | | |
| City/PO: Rochester | | State: NY | Zip Code: 14620 |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. | | | NO <input type="checkbox"/> |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: | | | YES <input type="checkbox"/> |
| 3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | | Approx. .52 acres 0 acres Approx. .52 acres |
| 4. Check all land uses that occur on, are adjoining or near the proposed action: | | | |
| 5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland | | | |

| 5. Is the proposed action, | NO | YES | N/A |
|---|-------------------------------------|-------------------------------------|--------------------------|
| a. A permitted use under the zoning regulations? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Consistent with the adopted comprehensive plan? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | NO |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | NO |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | NO |
| b. Are public transportation services available at or near the site of the proposed action? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | YES |
| c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | YES |
| 9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: <u>Will meet State Energy Code Requirements</u> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | NO |
| 10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> | NO |
| 11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> | NO |
| 12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | NO |
| 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | NO |

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

Shoreline Forest Agricultural/grasslands Early mid-successional
 Wetland Urban Suburban

| | | |
|--|-------------------------------------|-------------------------------------|
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 16. Is the project site located in the 100-year flood plan? | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a. Will storm water discharges flow to adjacent properties? | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? | <input type="checkbox"/> | <input type="checkbox"/> |
| If Yes, briefly describe: _____ _____ | | |
| 18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____ | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ | NO | YES |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Tim Murphy Date: _____

Signature: *Timothy Murphy* Title: Director of Real Property

PRINT FORM

Project: 819-827 West Main

Date:

**Short Environmental Assessment Form
Part 2 - Impact Assessment**

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

| | No, or small impact may occur | Moderate to large impact may occur |
|--|-------------------------------------|------------------------------------|
| 1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Will the proposed action result in a change in the use or intensity of use of land? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. Will the proposed action impair the character or quality of the existing community? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7. Will the proposed action impact existing: a. public / private water supplies? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. public / private wastewater treatment utilities? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 11. Will the proposed action create a hazard to environmental resources or human health? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Monroe County intends to lease 819-827 West Main Street, Rochester, NY (Tax ID # 120.43-2-2) for 10,460 sq ft of office and laboratory space for the Monroe County Public Health STD Clinic. The facility is intended for interior space with typical parking and access from the outside.

The Part 1 EAF indicated that the site is in close proximity to a building, archaeological site, or district which is listed on the National or State Register of Historic Places and a property that has been the subject of remediation.

No historic resources will be affected by the lease of 819-827 West Main Street. No resources are directly adjacent to the site. There are several buildings on, or eligible, the national registry of historic resources, but none will be directly affected by the lease of 819-827 West Main Street. As it's use is consistent with the surrounding community and it is an existing structure.

Across the street from the site, there is a Voluntary Cleanup Program at the site of a Rite Aid drug store that was built in recent years (Spill 9609530). During phase II they found contamination likely associated with former service station (Hessand Graff Oil) located at the site. The cleanup consisted of removing former underground storage tanks that were filled with slurry and left in place. The tanks were dug out and cleaned. Contaminated soil was excavated. An area of #2 Fuel Oil was also identified. The contaminated soils were dug out, disposed of at a secure landfill the site was closed out 12/02/1999. This issue has been resolved and will not impact the lease of 819-827 West Main Street.

For the above reasons the lease of 819-827 West Main Street will not result in any significant adverse environmental impacts.

| | |
|--|--|
| <input type="checkbox"/> | Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required. |
| <input checked="" type="checkbox"/> | Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts. |
| Monroe County | |
| Name of Lead Agency | Date |
| Adam J. Bello | County Executive |
| Print or Type Name of Responsible Officer in Lead Agency | Title of Responsible Officer |
| Signature of Responsible Officer in Lead Agency | Signature of Preparer (if different from Responsible Officer) |

PRINT FORM

Project: 819-827 West Main

Date:

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Part 2 - Impact Assessment**

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Project: 819-827 West Main

Date:

**Short Environmental Assessment Form
Part 3 Determination of Significance**

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Monroe County

Name of Lead Agency

Date

Adam J. Bello

County Executive

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

PRINT FORM