



Meeting Agenda – STAMP Committee
 Genesee County Economic Development Center
 Tuesday, October 27, 2020
 Location: Electronically
 10:30 a.m.

Page #s	Topic	Discussion Leader	Desired Outcome
	1. Call to Order – Enter Public Session Because of the Novel Coronavirus (COVID-19) Emergency and State and Federal bans on large meetings or gatherings and pursuant to Governor Cuomo’s Executive Order 202.1 issued on March 12, 2020 suspending the Open Meetings Law, this Meeting is being held electronically via conference call / video conference instead of a public meeting open for the public to attend in person.	A. Young	
	2a. Executive Session Motion to enter executive session under the Public Officers Law, Article 7, Open Meetings Law Section 105 for the following reasons: 1. The medical, financial, credit or employment history of a particular person or corporation, or matters leading to the appointment, employment, promotion, demotion, discipline, suspension, dismissal or removal of a particular person or corporation. 2b. Enter Public Session	A. Young	
2-4	3. Chairman’s Report & Activities 3a. Agenda Additions / Deletions / Other Business 3b. Minutes: August 4, 2020	A. Young	Vote
5-11	4. Discussions / Official Recommendations to the Board: 4a. CRA National Grid Power Line Re-Route	M. Masse	Disc / Vote
12-16	4b. Niagara County Water District – Additional Contract	M. Masse	Disc / Vote
	5. Adjournment	A. Young	Vote



GCEDC STAMP Committee Meeting
Tuesday, August 4, 2020
Location: Electronically
10:30 a.m.

MINUTES

ATTENDANCE

Committee Members: A. Young, C. Yunker, A. Vanderhoof, P. Zeliff
Staff: M. Masse, L. Casey, J. Krencik, C. Suozzi, S. Hyde
Guests: A. Walters (Phillips Lytle)
Absent:

1. Call to Order / Enter Public Session

A. Young called the meeting to order at 10:30 a.m. via conference call / video conference.

Because of the Novel Coronavirus (COVID-19) Emergency and State and Federal bans on large meetings or gatherings and pursuant to Governor Cuomo's Executive Order 202.1 issued on March 12, 2020 suspending the Open Meetings Law, this Meeting is being held electronically via conference call instead of a public meeting open for the public to attend in person.

2. Executive Session

P. Zeliff made a motion to enter executive session under the Public Officers Law, Article 7, Open Meetings Law Section 105, at 10:31 a.m., for the following reasons:

1. The proposed acquisition, sale or lease of real property or the proposed acquisition or securities, or sale or exchange of securities held by such public body, but only when publicity would substantially affect the value thereof.
2. The medical, financial, credit or employment history of a particular person or corporation, or matters leading to the appointment, employment, promotion, demotion, discipline, suspension, dismissal or removal of a particular person or corporation.

The motion was seconded by C. Yunker and approved by all members present.

Re-Enter Public Session

C. Yunker made a motion to enter back into public session at 10:55 a.m., seconded by P. Zeliff and approved by all.

3. Chairman's Report & Activities

3a. Agenda Additions / Other Business

C. Yunker made a motion to add Agenda item 4c: Dedication of 4,000 Linear Feet of Water Transmission Main; the motion was seconded by A. Vanderhoof. Roll call resulted as follows:

- P. Zeliff - Yes
- A. Young - Yes
- C. Yunker - Yes
- A. Vanderhoof- Yes

3b. Minutes: June 30, 2020

C. Yunker made a motion to approve the minutes from June 30, 2020; the motion was seconded by A. Vanderhoof. Roll call resulted as follows:

- P. Zeliff - Yes
- A. Young - Yes
- C. Yunker - Yes
- A. Vanderhoof- Yes

The item was approved as presented.

4. Discussions / Official Recommendations to the Board:

4a. Lead Agency SEQR Update – At the last STAMP Committee meeting A. Walters provided an overview of the SEQR update. For consideration today is a resolution for the SEQR update that covers project changes to STAMP since the last SEQR update, which was completed in 2016. As the STAMP project evolves and changes occur, the GCEDC is required to evaluate whether or not there are adverse environmental impacts that have not been previously evaluated in the STAMP environmental record, which includes generic environmental impact statements, the 2012 findings statement, the 2016 update and finding statement and smart growth impact statement. This most recent SEQR update includes a review of the force main to Medina, the onsite wastewater treatment plant, the water line extension to Niagara County and the development of the substation parcel. After careful review, A. Walters stated that all potential adverse environmental impacts have been evaluated in previous reviews. The GCEDC is in a position, based on the environmental record, to adopt a resolution with detailed findings. The resolution was included with Committee and Board materials.

Resolution No. 08/2020 – 02

RESOLUTION OF THE GENESEE COUNTY INDUSTRIAL DEVELOPEMNT AGENCY D/B/A GENESEE COUNTY ECONOMIC DEVELOPMENT CENTER PURSUANT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT CONCERNING THE PROPOSED IMPROVEMENTS TO WESTERN NEW YORK SCIENCE & TECHNOLOGY ADVANCED MANUFACTURING PARK

P. Zeliff made a motion to recommend to the full Board the approval of Resolution #08/2020-02 as presented; the motion was seconded by C. Yunker. Roll call resulted as follows:

- P. Zeliff - Yes
- A. Young - Yes

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C. Yunker - Yes
A. Vanderhoof- Yes

The item was approved as presented.

4b. Water Works / Sewer Works Formation Update – M. Masse stated that the consent portion of the formation steps for the Water-Works & Sewer-Works Corporations is in process. The GGLDC must send notice to the municipalities that may have ownership over a district where we are proposing to create the private utilities. The transportation corporation law requires that the municipality be the backstop. The stock is held in escrow for the municipality should the private works fail. Therefore, to form a Water-Works Corporation to serve the STAMP site, the Town Board of the Town of Alabama, must grant the GGLDC permission to do so. For the Sewer-Works Corporation to serve the STAMP Site with a discharge point in the Town of Shelby, the GGLDC must receive consent from the Town Board of the Town of Alabama, Town of Shelby and from the Orleans and Genesee County Health Departments. A. Walters reviewed next steps with the Committee. He stated that once municipal approvals are obtained, the GGLDC will be in a position to incorporate these entities. Further review by various state and local agencies will take place following incorporation.

4c. Dedication of 4,000 Linear Feet of Water Transmission Main – Morsch Pipeline completed 4,000 linear feet of water transmission main coming from Pembroke north on Route 77. The Western New York Federal Veterans Cemetery wants to hook up to that line. The Monroe County Water Authority, who serves as the O & M provider on behalf of the Town of Pembroke, has requested that the GCEDC dedicate the line over to the Town of Pembroke so that water services can be provided to the cemetery.

P. Zelif made a motion to recommend to the full Board authorization to dedicate 4,000 linear feet of the Pembroke Line to the Town of Pembroke so that water services can be provided to the Western New York Federal Veterans Cemetery; the motion was seconded by A. Vanderhoof. Roll call resulted as follows:

P. Zelif - Yes
A. Young - Yes
C. Yunker - Yes
A. Vanderhoof- Yes

The item was approved as presented.

5. Adjournment

As there was no further business, C. Yunker made a motion to adjourn at 11:13 a.m., seconded by P. Zelif and passed unanimously.

Cost Reimbursement Agreement with National Grid

Discussion: National Grid has completed their design and engineering on the 115 kv line re-route at the STAMP site. The next step is to agree upon a CRA with National Grid to move forward with the construction of the re-route. National Grid is currently completing a "rebuild" of the Lockport Line 112 115 kv line and is providing a credit against the cost for what they would have paid for the rebuild of that section of the line. Based on recent discussions with a GLS site selectors, they have identified the re-routing of this line as a priority to enable the marketability of the North Campus site.

Fund commitment: \$5,129,900 included in the \$33 million.

Committee action request: Recommend approval to sign CRA not to exceed \$5,129,900.

Preliminary Engineering Estimate Relocation of National Grid's Lockport-Batavia #112 115kV Transmission Line

Overview

Genesee County Economic Development Corporation ("GCEDC") requested Niagara Mohawk Power Corporation d/b/a National Grid ("NG") relocate a 1.9-mile portion of its existing Lockport-Batavia #112 115kV line to allow for development of the Science Technology Advanced Manufacturing Park ("STAMP").

As per the cost reimbursement agreement dated March 9, 2018 NG is herein providing GCEDC a preliminary engineering estimate of NG's costs.

NG is separately developing a project to rebuild approximately twenty (20) miles of the Lockport-Batavia #112 line including the 1.2-mile portion of the line currently traversing through GCEDC's proposed site for STAMP. Because NG would have to rebuild this 1.2-mile portion of the Lockport-Batavia #112 line in-place as part of the twenty (20) mile rebuild project, NG will apply costs that would be incurred to rebuild the 1.2-mile section of the Lockport-Batavia #112 line as a credit to GCEDC for the 1.9-mile relocation cost if the project occurs prior to the Lockport-Batavia #112 line rebuild project.

Scope of Work Included in the Preliminary Engineering Estimate

For the 1.9-Mile Lockport-Batavia #112 Line Relocation:

The centerline of the 1.9-mile relocation and 1.2-mile existing Lockport-Batavia #112 line are illustrated in the attached STAMP Relocation Map below:



STAMP relocation
map.pdf

The new 1.9-mile circuit relocation around the STAMP site is proposed to be supported by direct-buried, light-duty steel pole suspension structures and steel pole dead-end structures on caisson foundations. The new line will be a double-circuit to be utilized for future needs and owned in full by NG (including both 115kV conductors).

Below is a summary of the scope of work for the new 1.9-mile line relocation:

Table 1: Preliminary Scope of Work for the STAMP Site Line #112 Relocation

Work Type	Asset Description	Quantity
Install	Double-circuit, double shieldwire, steel pole dead-end structures	8
Install	Double circuit, double shieldwire, steel pole suspension structures	14
Install	Vertical, single shieldwire steel pole dead-end structure	1
Install	Concrete foundation for steel pole structures	9
Install	Direct bury foundation for steel pole structure	12
Install	Direct bury foundation for steel pole structure	2
Install	795 kcmil 26/7 ACSR "Drake" conductor	64,000 linear feet
Install	3/8" E.H.S. galvanized steel shieldwire	10,000 linear feet
Install	HexaCore Optical Ground Wire DNO-12019 (or equivalent)	10,000 linear feet
Remove	Steel suspension towers	9
Remove	Wood pole suspension structures	4
Remove	428 kcmil AAC	17,000 linear feet
Remove	3/8" H.S. galvanized steel shieldwire	6,000 linear feet

Also included in the estimated costs for the 1.9-mile line relocation:

- Tree clearing (expected to be minimal since most of the site is currently cleared agricultural land, but along the edge of the field some tree clearing will be required).
- SWPPP and Part 102 permitting.
- Linear timber matting for the entire 1.9-mile length of the line relocation route and eight (8) 100'x300' timber work pads for conductor pulling.
- A marshalling yard for materials is assumed to be on GCEDC property saving land right costs, but some costs for fencing and security are included.



For Rebuilding the 1.2-Mile Lockport-Batavia #112 Line In-Place

Below is a summary of the scope of work to rebuild the #112 line in-place includes:

- Eleven (11) direct-embedded, single-circuit davit-arm, class H1 light duty steel poles.
- 795 Drake ACSR conductor.
- DNO-12019 OPGW (or equivalent).
- 3/8" EHS shieldwire.
- Linear timber matting for the entire 1.2-mile length and 100'x100' work pads at the eleven (11) new structures.
- Tree trimming around structure #174.
- SWPPP and Part 102 permitting.
- Removal of the 1.2-mile existing Lockport-Batavia #112 line assets (quantities as noted in the table above).

Project Duration

Final engineering duration begins when GCEDC and NG have a newly signed cost reimbursement agreement covering all required engineering, permitting, licensing, easements and construction costs to successfully complete this project.

Table 2: Final Engineering / Construction Timeline

Task	Duration (months)
Final Engineering	8
NG Approval Process to Proceed to Construction	5
Mobilization	1
Construction	3
Commissioning/Closeout	2
Total	20

Table 3: Preliminary Cost Estimates for Calendar Years 2022, 2023 & 2024

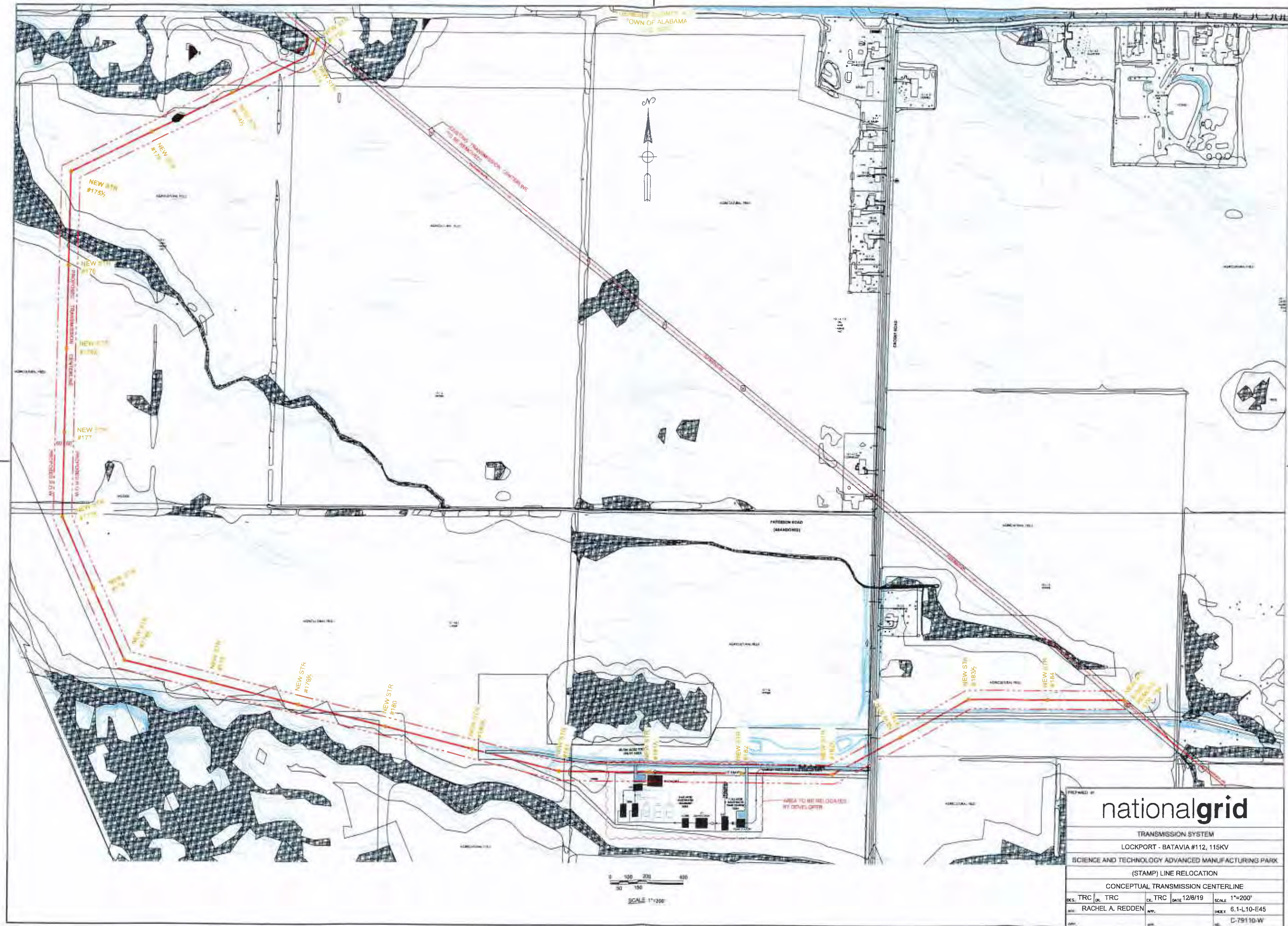
Line 112 Relocation (CY2022)	
	Estimate
Labor & Fringes	
<i>Project Management</i>	\$72,200
<i>Engineering/Design</i>	\$29,100
<i>Construction</i>	\$1,517,200
Subtotal	\$1,618,500
Materials & Handling	
<i>Non-Stock</i>	\$1,253,400
<i>Stock</i>	\$306,700
Subtotal	\$1,560,100
Consultants/Contractors	
<i>Project Management</i>	\$0
<i>Engineering/Design</i>	\$71,700
<i>Construction</i>	\$2,495,300
Subtotal	\$2,567,000
Other	
<i>Equipment</i>	\$310,700
<i>Overheads (A&G and CAD)</i>	\$2,007,600
<i>AFUDC</i>	\$0
Subtotal	\$2,318,300
SUBTOTAL	\$8,063,900
<i>Credit for 112 Line Rebuild</i>	(\$2,934,000)
TOTAL	\$5,129,900

Line 112 Relocation (CY2023)	
	Estimate
Labor & Fringes	
<i>Project Management</i>	\$73,800
<i>Engineering/Design</i>	\$29,700
<i>Construction</i>	\$1,550,900
Subtotal	\$1,654,400
Materials & Handling	
<i>Non-Stock</i>	\$1,281,200
<i>Stock</i>	\$313,500
Subtotal	\$1,594,700
Consultants/Contractors	
<i>Project Management</i>	\$0
<i>Engineering/Design</i>	\$73,300
<i>Construction</i>	\$2,550,600
Subtotal	\$2,623,900
Other	
<i>Equipment</i>	\$317,600
<i>Overheads (A&G and CAD)</i>	\$2,052,100
<i>AFUDC</i>	\$0
Subtotal	\$2,369,700
SUBTOTAL	\$8,242,700
<i>Credit for 112 Line Rebuild</i>	(\$3,000,500)
TOTAL	\$5,242,200

Line 112 Relocation (CY2024)	
	Estimate
Labor & Fringes	
<i>Project Management</i>	\$75,400
<i>Engineering/Design</i>	\$30,400
<i>Construction</i>	\$1,584,800
Subtotal	\$1,690,600
Materials & Handling	
<i>Non-Stock</i>	\$1,309,200
<i>Stock</i>	\$320,400
Subtotal	\$1,629,600
Consultants/Contractors	
<i>Project Management</i>	\$0
<i>Engineering/Design</i>	\$74,900
<i>Construction</i>	\$2,606,400
Subtotal	\$2,681,300
Other	
<i>Equipment</i>	\$324,600
<i>Overheads (A&G and CAD)</i>	\$2,097,000
<i>AFUDC</i>	\$0
Subtotal	\$2,421,600
SUBTOTAL	\$8,423,100
<i>Credit for 112 Line Rebuild</i>	(\$3,068,500)
TOTAL	\$5,354,600

Notes:

- If the proposed centerline for the 1.9-mile relocation, agreed to by GCEDC in September 2019, changes - the estimated costs provided above will have to be adjusted.
- The customer is responsible for all costs associated with the 1.9-mile relocation of the Lockport-Batavia #112 line (minus the cost of rebuilding the 1.2-mile section of the Lockport-Batavia #112 line in-place) including easements, permits and licensing.
- NG will own and maintain all assets for the newly rebuilt 1.9-mile 115kV transmission line as part of the Lockport-Batavia #112 115kV line.
- Based on soil boring information provided to NG by GCEDC, there are no adverse sub-surface conditions. If soil borings reveal something different – the cost estimate may have to be adjusted.
- It is assumed GCEDC will provide NG rights to cross GCEDC property to access NG facilities.
- The relocation route may be dependent on the ability to obtain the desired easements and permits along the proposed route.
- The March 9, 2018 cost reimbursement agreement only covers NG providing GCEDC with a preliminary engineering estimate. A separate cost reimbursement agreement will be required for NG to proceed to final engineering and construction. The total actual costs related to this project shall be determined by NG upon the completion of the project.
- The preliminary engineering estimate accuracy tolerance is +/- 10%.
- This preliminary engineering estimate is valid until January 31, 2021.
- NG is targeting a February 1, 2025 construction start of the 20-mile Lockport-Batavia #112 line rebuild pending timely NY Public Service approval of its Article VII Permit Application and Environmental Management & Construction Plan. Construction completion is targeted for March 31, 2026. NG will require the Lockport-Batavia #112 line be fully constructed, either along the 1.9-mile reroute or the 1.2-mile existing centerline, so it is fully operational for network service by April 1, 2026.



<p>PREPARED BY nationalgrid</p>					
<p>TRANSMISSION SYSTEM</p>					
<p>LOCKPORT - BATAVIA #112, 115KV</p>					
<p>SCIENCE AND TECHNOLOGY ADVANCED MANUFACTURING PARK</p>					
<p>(STAMP) LINE RELOCATION</p>					
<p>CONCEPTUAL TRANSMISSION CENTERLINE</p>					
DES.	TRC	DR.	TRC	DATE	12/8/19
BY	RACHEL A. REDDEN	APP.		SCALE	1"=200'
				INDEX	6.1-L-10-E45
					C-79110-W

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Mark Masse

STAMP Committee
October 27, 2020

\$8 million approval:

First Amendment to MOU with Niagara County Water District (NCWD)

Discussion: In March of 2019 the GCEDC and the NCWD approved a proposal from Wendel Engineering (NCWD's engineer) to complete the design, engineering, permitting and identification of rights of way to be able to supply up to 6 mgd to the Genesee-Niagara County line, as well as the legal expenses of their attorney (Seaman Norris) in connection with the proposal. Wendel has completed the design work at a 60% level and held a meeting with the GCEDC and CPL to discuss the status. One of the open items that was not included in the scope of work was furthering the electrical design as there were too many variables to be able to take that work past 30% until the other design and engineering was completed. The GCEDC and CPL met with Wendel and discussed the open options on the electrical and which direction would make the most sense for both parties. Based on that discussion, Wendel has provided a proposal to take the electrical design from 30% to 100%. NCWD has already approved this proposal at their October 15th meeting, contingent upon an amendment to the existing MOU.

Fund Commitment: Not to exceed \$169,000 from the \$8 million NYS award.

Committee Action request: Recommend approval of executing an amended MOU with NCWD to perform the scope of work described in the attached proposal.



RECEIVED

October 15, 2020

Jennifer H. Bieber
Administrative Director
Niagara County Water District
5450 Ernest Road
P.O. Box 315
Lockport, New York 14095

OCT 15 2020
NIAGARA COUNTY
WATER DISTRICT

SUBJECT: STAMP WATER SUPPLY - PKG 04: ELECTRICAL SERVICE UPGRADE
WENDEL PROJECT NO. 31461907

Dear Mrs. Bieber:

Wendel is pleased to submit this proposal for professional services associated with finalizing the design of the Electrical Service Upgrade project associated with the STAMP Water Supply program. This proposal will set specific scope and fee parameters based on our understanding of the project services required.

A. SCOPE OF WORK

Background

The design for the Niagara County Water District (NCWD) STAMP Water Supply program was authorized in May 2019. Due to the amount of unknowns, the construction cost estimate to provide the electrical service upgrade was initially \$11.5 million. Since then, Wendel has progressed on the design development for upgrades necessary to the Williams Road Water Treatment Plant in order to provide STAMP with 6MGD capacity. With the equipment needs identified in the Package 01 30% design submission and the electrical usages quantified, Wendel and is in a position to refine the construction cost estimate for the required upgrades for the electrical service to a reduced amount of approximately \$3.7 million.

Construction of the improvements within Package 04: Electrical Service Upgrade would be required to for NCWD to convey water to the Eastern Border of Niagara County to potentially supply the STAMP site with up to 6 Million Gallon Per Day of water. It is further noted that the intent of this design effort is not to contractually commit the NCWD to the provision of water for the STAMP project nor will this design effort commit the NCWD to a rate for the provision of water. Any contractual commitments for the provision of water as well as the water rates will be negotiated separately by the NCWD and their agents directly with the GCEDC and their agents.

Design Services

The following represents our understanding of the scope of services required of Wendel for this project:

- 1) Perform design to upgrade the existing electric distribution system
- 2) Develop design documents from 30% to 100% for all electrical upgrades, structural housing
- 3) Design installation of two (2) 5000kva 13200-2400V transformers
- 4) Design removal existing 1976 Westinghouse 2400V fused distribution switchgear which is obsolete.
- 5) Design removal of existing functional 2400kva transformer.

4b

- 6) Design replacement of 2400V switchgear with the new main-tie-main distribution switchgear that will allow the plant to operate on either of the replacement transformers.
- 7) Select equipment to be demolished.
- 8) Prepare contract specifications and construction plans for the equipment replacement.
- 9) Update short circuit and coordination study based on electrical system modifications and provide any relay setting changes.
- 10) Coordination with National Grid on plan approval and construction costs
- 11) Develop construction phasing plan
- 12) Conduct project review meetings with NCWD
- 13) Respond to NCWD comments

B. DELIVERABLES

The following represents the anticipated deliverables from Wendel for the project. Each deliverable will consist of one (1) hard copy.

- 1) 60% Review Drawings, Technical Specifications
- 2) 100% Review Drawings, Technical Specifications
- 3) Construction Documents
- 4) Preparation of final permit packages and submittal
- 5) Updated construction and engineering design schedule with each design submittal
- 6) Updated construction costs with each design submittal.
- 7) Review meeting with NCWD, GCEDC and their representatives following 100%.

C. EXCLUSIONS

The following services are excluded from this proposal

- 1) Any and all work not specifically included in the above "scope of work" is excluded.
- 2) Hazardous materials sampling and abatement design.
- 3) Survey, soil borings, commissioning and construction testing are not included in this proposal, if it is determined that these services are required on the project, the services can be furnished upon a supplemental agreement.

D. ASSUMPTIONS

- 1) Wendel personnel will have access to the site, owner's personnel and information in support of existing condition investigations.
- 2) Environmental issues (including, but not limited to the presence of asbestos and lead) will be addressed by others.
- 3) Stamped drawings and specifications will be provided by Wendel.
- 4) Bidding, Construction Administration and Construction Observation scope and fee will be developed after a determination to advance the project to bidding is made.

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E. PROPOSAL FEE:

We trust the above scope of work meets NCWD's requirements. We are proposing to perform the scope of work presented in this proposal for a lump sum fee of One Hundred Sixty Nine Thousand Dollars and no Cents (\$169,000.00).

Fee Notes:

- 1) Expenses such as plotting costs, postage, local mileage, telephone charges are included in the fee.
 - 2) Should Wendel be required to perform additional services beyond those outlined above, Wendel shall be compensated on an hourly or fixed sum basis for a mutually agreed scope of services.
 - 3) Our fee and schedule proposal is valid for 60 days. If we do not receive a signed notice to proceed before that date, we reserve the right to re-evaluate our proposal.
-

F. TERMS:

This acceptance/authorization is conditioned upon successful negotiation of a reimbursement contract with GCEDC or its engineering firm guaranteeing reimbursement of all sums expended by the District. It is further understood that Wendel will be paid for completed work once payment is made by GCEDC or its engineering firm. This contract may be terminated at will by the District in which case Wendel will be compensated for services provided up to that point based on the percentage of the total project completed.

This proposal is intended to represent the entire contractual relationship. Please contact me if you have any questions. If this proposal is acceptable to you, please indicate your acceptance by signing both originals and return one (1) executed original to our office.

Thank you for considering Wendel!

Respectfully Submitted,



Brian M. Sibiga, PE
Director of Wastewater Energy Services
Principal



Amanda L. Lingle, PMP
Sr. Project Manager

Should Wendel's proposal be accepted, Wendel WD Architecture, Engineering, Surveying & Landscape Architecture P.C., a New York State licensed architecture and engineering firm that is part of a consolidated group of Wendel Companies, will contract to undertake the work. Our letterhead and plans will still prominently say "Wendel" and we will refer to ourselves as Wendel throughout the project.

Wendel is hereby authorized to proceed with the services described herein under the terms described of the agreement with the Niagara County Water District dated January 1, 2020.

4b

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ACCEPTANCE / AUTHORIZATION:

Accepted this 15 day of Oct., 2020

Print Name: Jennifer H. Bieber

Signature: Jennifer H. Bieber

Title: Administrative Director

RETURN TO:

Wendel

Attn: Amanda Lingle

375 Essjay Road, Suite 200

Williamsville, NY 14221