



**Silos at Elk Street**  
50 Elk St., Suite 200  
Buffalo, New York 14210

**Buckingham Commons**  
85 Allen St., Suite 310  
Rochester, New York 14608

February 19, 2026

**RE: Sweet Home CSD 2025 CIP – Phase 1, Hazardous Materials Testing Proposal  
Tabulation**

<b><u>Proposals</u></b>	Asbestos	Lead-based Paint	PCB Caulk/ Sealant Sampling	Report	Total
Stohl	\$3,420.00	\$765.00	\$500.00	\$400.00	\$5,085.00
Watts Architecture & Engineering	\$4,680.00	\$880.00	\$670.00	\$1,500.00	\$7,730.00
Encorus	\$13,117.00	\$1,500.00	\$3,150.00	\$2,395.00	\$20,162.00

At this time, we would recommend going with the lowest proposal from Stohl Environmental for Hazardous Materials Testing.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Sean McKenzie', is written over a light blue rectangular background.

Sean McKenzie  
Project Manager





**Silos at Elk Street**  
50 Elk St., Suite 200  
Buffalo, New York 14210

**Buckingham Commons**  
85 Allen St., Suite 210  
Rochester, New York 14608

**January 23, 2026**

Stohl Environmental  
3860 California Road  
Orchard Park, NY 14127

## **REQUEST FOR PROPOSAL – HAZARDOUS MATERIALS SURVEY & TESTING**

Young + Wright Architectural invites you to submit a proposal for Hazardous Materials Survey and Testing in conjunction with the project referenced below. If you should require additional information or have questions, please notify us at (716) 860-8478 or email Sean McKenzie at [smckenzie@youngandwright.com](mailto:smckenzie@youngandwright.com).

### **PROJECT DESCRIPTION**

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Project Name	<b>Sweet Home Capital Improvement Project Phase 1</b>
Project Address	<b>Maplemere Elementary School – 236 East Maplemere Road, Amherst, NY 14221</b> <b>High School – 1901 Sweet Home Road, Amherst, NY 14228</b> <b>Middle School – 4150 Maple Road, Amherst, NY 14226</b> <b>Bus Garage – 1901 Sweet Home Road, Amherst, NY 14228</b>

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### **SCOPE OF SERVICES**

Scope of required consultant services shall be as follows:

### **SURVEY WORK**

The work of this Proposal shall include, but not be limited to all labor, fringe benefits, material, tools, equipment, gauges, plant, supplies, layout, transportation, travel, supervision, contributions, insurance, administrative fees, reporting, overhead, profit, and compliance with all agencies (Town, County, State, Federal as may be required), all other services and facilities and other things necessary for the performance of the Hazardous Materials Survey and Testing.

Hazardous Materials Survey and Testing proposals shall include unit fee pricing on all items listed below. The Unit Prices listed shall be inclusive of all related tools, equipment, fees, reporting and administrative costs.

### **Survey Work to Include:**

- Review the Scope of Work, identified in the Project Plan 1/14/2026 for areas that shall require investigation prior to the Architect’s Construction Development submission.
- Cross reference to client AHERA records to determine asbestos status of the suspect material.
- Conduct a thorough inspection for suspect asbestos, lead-based paint and/or PCB caulk/sealant materials in areas indicated above and adjacent areas.
- Identify, inventory and assess the locations, quantities and conditions of all confirmed asbestos, lead-based paint and/or PCB caulk/sealant materials.
- Conduct building material sampling of suspect materials not referenced in the AHERA document.
- Laboratory analysis of material samples for asbestos by E.L.A.P. and NVLAP approved laboratory.
- Lead paint inspection.
- PCB’s-in-caulk inspection (SED requires caulk to be inspected for PCB’s. Other items are not required to be inspected by SED and are not a part of this proposal).
- Review of sample results.
- Produce asbestos, lead paint and PCB inspection report in industry standard format to include, at minimum, the laboratory sample reports, hazardous material quantities marked on drawings per space, chain of custody documents and listing of sample locations.
- Necessary roof patching performed by qualified roofing company.

**Asbestos**

<b>Unit Fee Pricing Schedule</b>			
<b>Asbestos Sampling</b>	<b>Unit Rate</b>	<b>Number of Samples*</b>	<b>Estimated Cost</b>
Bulk Sample Analysis by Polarized Light Microscopy (PLM) by EPA method 198.1 – friable materials			
Bulk Sample Analysis by Polarized Light Microscopy (PLM) by EPA method 198.6 – non-friable materials			
Bulk Sample Analysis by Transmission Electron Microscopy (TEM) by EPA method 198.4 – non-friable materials			
Bulk Sample analysis by PLM NYS 198.8 and Prep Chrysolite and Amphibole			
Labor for Asbestos Sampling			
<b>Total</b>			

\*Actual number of samples taken may be less than estimated amounts. Client shall be reimbursed for samples not required to complete survey. Additional samples shall only be analyzed with the client’s knowledge and authorization.

**Lead-based Paint**

<b>Unit Fee Pricing Schedule</b>			
<b>Lead-based Paint survey by XRF</b>	<b>½ Day Rate</b>	<b>Full Day Rate</b>	<b>Estimated Cost</b>
XRF Readings			

<b>Total</b>	
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**PCB Caulk/Sealant**

<b>Unit Fee Pricing Schedule</b>			
<b>PCB Caulk/Sealant Sampling</b>	<b>Unit Rate</b>	<b>Number of Samples*</b>	<b>Estimated Cost</b>
PCB Bulk Sample Analysis by EPA Method 8082 for bulk material			
Labor for PCB Samples			
<b>Total</b>			

\*Actual number of samples taken may be less than estimated amounts. Client shall be reimbursed for samples not required to complete survey. Additional samples shall only be analyzed with the client's knowledge and authorization.

**Report**

<b>Fee Pricing Schedule</b>	
	<b>Estimated Cost</b>
Asbestos, Lead-based Paint and PCB Survey Report - (2) hard copies + (1) digital copy	
<b>Reports Due by: [DATE]</b>	
<b>Total</b>	

**Lead-based Paint and PCB's in Caulks:**

The New York State Education Department (SED) requires that all coated surfaces subject to disturbance as part of the proposed renovation be tested for lead. The proposed survey shall include testing of the suspect coatings by use of Spectrum Analysis procedures. The Spectrum Analysis procedure produces data from multiple testing locations and accurate lead level results for items to be disturbed by proposed renovation.

Recent evidence suggests that until approximately 1977, PCB's were a prime ingredient used as a plasticizer in two-part polysulfide polymer type caulks. PCB surveys of all building caulk to be impacted by renovations will be conducted. Caulk located on windows, UV louvers and other areas may contain PCBs. If caulk is located in and will be disturbed in areas of proposed renovation, caulk will be sampled and analyzed by laboratory method EPA 8082. PCB caulk inspection will be conducted per the requirements of NYS SED.

**Asbestos Material Testing:**

Effective April 1, 2011, ELAP revised testing methodology requirements to NYS approved methods 198.1, 198.4, and 198.6 based upon evidence that the analysis of ceiling tiles containing cellulose, performed without gravimetric reduction, resulted in conflicting results. While method 198.1 calls

for additional sample preparation (e.g., gravimetric reduction) for construction materials that may have components that interfere with the identification of asbestos fibers, modifications to Table 1 of that method now requires ceiling tiles containing cellulose to be treated as Non-friable Organically Bound (NOB) material using ELAP items 198.6/198.4. ELAP made this clarification since there were instances identified where the presence of cellulose in ceiling tiles interfered with the ability of the analyst to detect fibers and to reliably report asbestos concentrations, potentially yielding false negative results.

These clarifications to the ELAP methods do not automatically invalidate sampling results obtained prior to April 1, 2011 or mandate additional testing according to the AHERA regulations, since these clarifications are not changes to the EPA/Federal regulatory requirements pursuant to AHERA. School Districts along with their consultants (i.e. Asbestos Building Inspectors and Management Planners) should evaluate their school buildings and asbestos management plans to consider if additional sampling should be conducted. If there are any questions regarding the validity of the testing, or the available documentation in the record, additional sampling utilizing ELAP items 198.6/198.4 is the most protective approach.

## **GENERAL INFORMATION**

1. Fees for services shall be invoiced directly to the School District for payment.
2. Proposal shall stipulate the amount of the consultant's professional liability insurance coverage to cover errors and omissions for services. If none, please indicate.
3. Major Scope changes or modifications to the project will be discussed on an "As Needed" basis and will be presented to the owner by the Architect for fee or schedule modifications as required.

## **COMPENSATION**

Invoices must include services of work rendered and approved by Owner's Representative.

Invoices to the Owner may be made every thirty (30) days.

## **CONTRACT REQUIREMENTS**

Standard form of agreement shall be AIA document C103-2015, "Standard Form of Agreement between Owner and Consultant" for Consultant Services.

Insurance certificate naming Forestville Central School District and Young + Wright Architectural as additional insured (commercial, general liability and automobile liability).

Consulting services agreement will be between the consultant and the School District.

Agreements shall be between the Owner, Forestville Central School District and the Consultant; and will be based on the attached AIA C103 Standard Form of Agreement and all supplemental information and attachments included therein. Consultant services will be based on the scope of work included in this Request for Proposal ONLY, and not proposals provided by the Consultant.

## **SPECIAL CONDITIONS**

1. All Consultants will be required to wear photo identification, hard hat, safety glasses and work boots on the job site at all times. Employees shall sign-in/out at the main office at the start and end of each day.

**ATTACHMENTS**

Exhibit A-Other Conditions  
AIA C103-2015 – Standard Form of Agreement Between Owner and Consultant  
Project Plan dated 1/14/26.

**SCHEDULE**

Proposals are due in our office no later than 12:00 pm on February 6, 2026. Proposals submitted by email are acceptable.

Reimbursable Expenses: List Below any and all reimbursable expenses anticipated with this contract and a description. Major printing of full size sets of documents shall be by the Architect.

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If you have any questions, please do not hesitate to call us at 716-842-1800.

Thank You,

*Sean McKenzie*

Sean McKenzie, Architect

## EXHIBIT A

### Other Conditions:

The following additional terms and conditions shall apply to your proposal:

Your proposal may not be withdrawn for forty-five days following proposal due date.

- The **Sweet Home Central School District** and its agents reserve the right to accept or reject any submitted bid and shall not be required to award this proposal strictly on the basis of low price.
- Your firm agrees to indemnify and hold **Sweet Home Central School District** and its affiliates, agents and employees of either of them, harmless from and against any and all causes of action, claims, liens, costs, damages, liabilities, losses and expenses (including reasonable attorney's fees and court costs) incurred by the School District, by reason or in consequence of any claim(s) for bodily injury, sickness or disease, wrongful death, or destruction of property, including loss of use resulting therefore by whosoever such claim may be asserted, which result from claims arising out of the performance of monitor services caused by any willful misconduct, errors, omissions or negligent acts of your firm or any of your agents, employees or affiliates arising out of the performance of our Agreement.
- Your responses will be evaluated for completeness and conformance to the requirements of this RFP. If a proposal fails or refuses to provide required information or otherwise fails to comply with the **Sweet Home Central School District** requirements, then they may elect to award this contract to another qualified bidder. **Sweet Home Central School District** reserves the right to waive any and all formalities related to this RFP. **Sweet Home Central School District** intends to award this contract on the basis of a competitive bid; however should it so choose, contract award will not be restricted to that single qualification.
- The **Sweet Home Central School District** is a tax exempt organization. All costs shall exclude NYS sales tax. The School District shall provide all necessary tax exempt documentation as may be required by Hazardous Material Abatement Inspector.
- Proposal shall clearly stipulate the specific amount of the Consultants professional liability insurance coverage (per occurrence and in the aggregate) to cover errors and omissions for services.



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50 Elk St., Suite 200  
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**January 23, 2026**

Watts Architecture & Engineering  
95 Perry Street, #300  
Buffalo, NY 14203

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### **SCOPE OF SERVICES**

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Hazardous Materials Survey and Testing proposals shall include unit fee pricing on all items listed below. The Unit Prices listed shall be inclusive of all related tools, equipment, fees, reporting and administrative costs.

### **Survey Work to Include:**

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- Review of sample results.
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- Necessary roof patching performed by qualified roofing company.

### Asbestos

<b>Unit Fee Pricing Schedule</b>			
<b>Asbestos Sampling</b>	<b>Unit Rate</b>	<b>Number of Samples*</b>	<b>Estimated Cost</b>
Bulk Sample Analysis by Polarized Light Microscopy (PLM) by EPA method 198.1 – friable materials	\$9.00/Ea.	30	\$270.00
Bulk Sample Analysis by Polarized Light Microscopy (PLM) by EPA method 198.6 – non-friable materials	\$14.00/Ea.	60	\$840.00
Bulk Sample Analysis by Transmission Electron Microscopy (TEM) by EPA method 198.4 – non-friable materials	\$25.50/Ea.	60	\$1,530.00
Bulk Sample analysis by PLM NYS 198.8 and Prep Chrysolite and Amphibole	N/A	0	
Labor for Asbestos Sampling	\$85.00/Ea.		\$2,040.00
<b>Total</b>			<b>\$4,680.00</b>

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### Lead-based Paint

<b>Unit Fee Pricing Schedule</b>			
<b>Lead-based Paint survey by XRF</b>	<b>½ Day Rate</b>	<b>Full Day Rate</b>	<b>Estimated Cost</b>
XRF Readings	\$100.00	\$200.00	\$200.00

<b>Total</b>	\$880.00
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**PCB Caulk/Sealant**

<b>Unit Fee Pricing Schedule</b>			
<b>PCB Caulk/Sealant Sampling</b>	<b>Unit Rate</b>	<b>Number of Samples*</b>	<b>Estimated Cost</b>
PCB Bulk Sample Analysis by EPA Method 8082 for bulk material	\$55.00/Ea.	6	\$330.00
Labor for PCB Samples	\$85.00/Ea.		
<b>Total</b>			<b>\$670.00</b>

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**Report**

<b>Fee Pricing Schedule</b>	
	<b>Estimated Cost</b>
Asbestos, Lead-based Paint and PCB Survey Report - (2) hard copies + (1) digital copy	\$750.00/Ea.* <small>*2 Reports</small>
<b>Reports Due by: [DATE]</b>	
<b>Total</b>	<b>\$7,730.00</b>

**Lead-based Paint and PCB's in Caulks:**

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Project Plan dated 1/14/26.

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Reimbursable Expenses: List Below any and all reimbursable expenses anticipated with this contract and a description. Major printing of full size sets of documents shall be by the Architect.

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If you have any questions, please do not hesitate to call us at 716-842-1800.

Thank You,

*Sean McKenzie*

Sean McKenzie, Architect

## EXHIBIT A

### Other Conditions:

The following additional terms and conditions shall apply to your proposal:

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- The **Sweet Home Central School District** and its agents reserve the right to accept or reject any submitted bid and shall not be required to award this proposal strictly on the basis of low price.
- Your firm agrees to indemnify and hold **Sweet Home Central School District** and its affiliates, agents and employees of either of them, harmless from and against any and all causes of action, claims, liens, costs, damages, liabilities, losses and expenses (including reasonable attorney's fees and court costs) incurred by the School District, by reason or in consequence of any claim(s) for bodily injury, sickness or disease, wrongful death, or destruction of property, including loss of use resulting therefore by whosoever such claim may be asserted, which result from claims arising out of the performance of monitor services caused by any willful misconduct, errors, omissions or negligent acts of your firm or any of your agents, employees or affiliates arising out of the performance of our Agreement.
- Your responses will be evaluated for completeness and conformance to the requirements of this RFP. If a proposal fails or refuses to provide required information or otherwise fails to comply with the **Sweet Home Central School District** requirements, then they may elect to award this contract to another qualified bidder. **Sweet Home Central School District** reserves the right to waive any and all formalities related to this RFP. **Sweet Home Central School District** intends to award this contract on the basis of a competitive bid; however should it so choose, contract award will not be restricted to that single qualification.
- The **Sweet Home Central School District** is a tax exempt organization. All costs shall exclude NYS sales tax. The School District shall provide all necessary tax exempt documentation as may be required by Hazardous Material Abatement Inspector.
- Proposal shall clearly stipulate the specific amount of the Consultants professional liability insurance coverage (per occurrence and in the aggregate) to cover errors and omissions for services.

**Sweet Home Central School District  
1901 Sweet Home Road  
Amherst, NY 14221**

**Sweet Home Capital Improvement Project Phase 1**

**Project No. 23060**

**Encorus No. Q26-056**

**February 5, 2026**

Prepared for:

**Young + Wright Architectural  
50 Elk Street, Suite 200  
Buffalo, NY 14210  
Sean McKenzie  
SMcKenzie@YoungAndWright.com  
716.860.8478**

Prepared by:



**Encorus Group Engineering. P.C.  
23 Mechanic Street  
Springville, NY 14141  
716.592.3980  
Sean Fitzgerald  
SFitzgerald@encorus.com**

## **1.0 PROJECT OBJECTIVES**

Conduct Hazardous Materials Survey & Testing based upon the scope of work provided within the RFP and the supporting Project Plan drawing markups dated January 6, 2026. Services will be conducted at the following:

- |   |  |
|---|--|
| A. <u>Maplemere Elementary School</u><br>236 E. Maplemere Road<br>Amherst, NY 14221 | B. <u>High School</u><br>1901 Sweet Home Road<br>Amherst, NY 14228                 |
| C. <u>Middle School</u><br>4150 Maple Road<br>Amherst, NY 14226                     | D. <u>Service Center – Bus Garage</u><br>1901 Sweet Home Road<br>Amherst, NY 14228 |

## **2.0 SCOPE OF INSPECTION SERVICES**

### **A. ASBESTOS**

- 1) Review the current project scope of work and conduct a thorough asbestos inspection to identify all suspected asbestos-containing materials within the project's work area.
- 2) Review any existing asbestos inspection reports and analytical results provided by the client. As of the date of this proposal, no previous abatement data has been provided. If data becomes available, materials previously sampled and analyzed per current state and federal protocols in available records/reports will not be resampled by Encorus.
- 3) Review original construction, as-built, or existing drawings if provided by the client. As of the date of this proposal, no original construction or as-built drawings have been provided.
- 4) Coordinate all building inspection work with the building owner/operator.
- 5) Ensure that all asbestos inspection work is conducted by EPA and NYS certified asbestos inspectors overseen by a certified asbestos project designer.
- 6) Identify and assess the locations, quantities, friability, and conditions of all confirmed asbestos-containing materials in the project's work area during the asbestos inspection.
- 7) Collect samples of suspected asbestos-containing materials within the project's work area in accordance with NYS Code Rule 56, OSHA, and EPA NESHAPS guidelines.
- 8) Perform destructive, intrusive sampling of inaccessible materials unless otherwise directed by the client using proper bulk sampling methodology.

- 9) Provide temporary patching of sample locations, with permanent patching not included in this contract.
- 10) Quantify suspect asbestos-containing materials that cannot be accessed to the extent possible.
- 11) Plot sample locations on client-provided drawings. If no drawings are provided, locations will be plotted on a hand-drawn layout.
- 12) Analyze samples at an ELAP approved laboratory.
- 13) Issue all laboratory results, certifications, sample locations, and summary of findings in a final report.

**B. LEAD**

- 1) Conduct a lead inspection of all suspect lead-based painted materials which may be disturbed during the project, utilizing an XRF (X-Ray Fluorescence) Spectrum Analyzer, in general accordance with HUD Guidelines.
- 2) Identify and assess the locations and conditions of all confirmed lead-based painted and/or containing materials within the project's work area during the lead inspection.
- 3) Issue all findings in a final report.

**C. POLYCHLORINATED BIPHENYLS (PCBS)**

- 1) Sample representative suspect exterior caulks and sealants for PCB contamination (excluding soil, air, or wipe sampling).
- 2) Analyze samples for PCBs via EPA Method 8082 at an accredited laboratory.
- 3) Identify the locations and quantities of materials confirmed to contain PCBs at concentrations above the EPA regulatory limit of 50 ppm during the PCB inspection.
- 4) Issue all findings in a final report.

**3.0 EXCLUSIONS**

- A. Rental of an aerial lift is not included in this proposal. Exterior building components scheduled for replacement shall be investigated from the roof hatch or an extension ladder.
- B. Costs for obtaining a certified roofing contractor for permanent patching are not included. Encorus shall provide temporary patching of roof core samples and indicate locations on sample maps.

- C. Costs for obtaining a licensed electrician are not included. Encorus shall not sample energized components unless properly de-energized or locked out by the client or client's representative.
- D. Encorus shall provide investigation and sampling of suspect asbestos-containing building components accessible to inspectors unless temporary protection or permanent patching of openings is provided by others.
- E. No testing of radiological, biological, heavy metals, or other environmental contaminants is included. Additional fees apply for investigations beyond this scope.
- F. Costs for bulk sample analysis via method 198.8 for vermiculite in surfacing or fireproofing material are not included.

#### **4.0 DELIVERABLES**

- A. Submit one electronic .pdf copy of Encorus Group's inspection report within 30 business days of inspection completion.

#### **5.0 SCHEDULE**

- A. Commence inspection within 35 business days of notice to proceed.

#### **6.0 ASSUMPTIONS**

- A. All fees are based on the scope of work provided to Encorus as of the date of this proposal.
- B. This proposal does not include any other services or meetings.
- C. Each deliverable includes up to two (2) revisions. Additional revisions will result in extra charges.
- D. Additional services, if requested, will be invoiced at Encorus Group's current billing rates unless otherwise agreed upon in writing.
- E. Additional samples will only be analyzed with the client's consent. The actual number of samples collected may be less than estimated. Encorus will bill only for samples collected. Samples analyzed as containing less than 1% asbestos by PLM require analysis by TEM or must be assumed to contain asbestos, as per NYS regulations.
- F. Turnaround time is 3 days for 198.1/198.6/198.4 samples, 7 days for PCB 8082 samples.

**7.0 PRICING:**

**For Pricing refer to the completed Unit Fee Pricing Schedule within the Young + Wright Request for Proposal – Hazardous Materials Survey & Testing.**

Any Additional / Out of Scope Services required will be billed in accordance with the attached Rate Sheet with notification to client before proceeding.

All Proposals/Quotes are subject to Encorus Group Standard Terms & Conditions.



Encorus Submitted

2/5/2026

Date

Client Approved

Date



**Silos at Elk Street**  
50 Elk St., Suite 200  
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Encorus Group  
23 Mechanic Street  
Springville, NY 14141

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### **PROJECT DESCRIPTION**

Project Name	<b>Sweet Home Capital Improvement Project Phase 1</b>
Project Address	<b>Maplemere Elementary School – 236 East Maplemere Road, Amherst, NY 14221</b> <b>High School – 1901 Sweet Home Road, Amherst, NY 14228</b> <b>Middle School – 4150 Maple Road, Amherst, NY 14226</b> <b>Bus Garage – 1901 Sweet Home Road, Amherst, NY 14228</b>

### **SCOPE OF SERVICES**

Scope of required consultant services shall be as follows:

### **SURVEY WORK**

The work of this Proposal shall include, but not be limited to all labor, fringe benefits, material, tools, equipment, gauges, plant, supplies, layout, transportation, travel, supervision, contributions, insurance, administrative fees, reporting, overhead, profit, and compliance with all agencies (Town, County, State, Federal as may be required), all other services and facilities and other things necessary for the performance of the Hazardous Materials Survey and Testing.

Hazardous Materials Survey and Testing proposals shall include unit fee pricing on all items listed below. The Unit Prices listed shall be inclusive of all related tools, equipment, fees, reporting and administrative costs.

### **Survey Work to Include:**

- Review the Scope of Work, identified in the Project Plan 1/14/2026 for areas that shall require investigation prior to the Architect's Construction Development submission.
- Cross reference to client AHERA records to determine asbestos status of the suspect material.
- Conduct a thorough inspection for suspect asbestos, lead-based paint and/or PCB caulk/sealant materials in areas indicated above and adjacent areas.
- Identify, inventory and assess the locations, quantities and conditions of all confirmed asbestos, lead-based paint and/or PCB caulk/sealant materials.
- Conduct building material sampling of suspect materials not referenced in the AHERA document.
- Laboratory analysis of material samples for asbestos by E.L.A.P. and NVLAP approved laboratory.
- Lead paint inspection.
- PCB's-in-caulk inspection (SED requires caulk to be inspected for PCB's. Other items are not required to be inspected by SED and are not a part of this proposal).
- Review of sample results.
- Produce asbestos, lead paint and PCB inspection report in industry standard format to include, at minimum, the laboratory sample reports, hazardous material quantities marked on drawings per space, chain of custody documents and listing of sample locations.
- Necessary roof patching performed by qualified roofing company.

### Asbestos

<b>Unit Fee Pricing Schedule</b>			
<b>Asbestos Sampling</b>	<b>Unit Rate</b>	<b>Number of Samples*</b>	<b>Estimated Cost</b>
Bulk Sample Analysis by Polarized Light Microscopy (PLM) by EPA method 198.1 – friable materials	\$8.00 5-day TAT	90	\$720.00
Bulk Sample Analysis by Polarized Light Microscopy (PLM) by EPA method 198.6 – non-friable materials	\$16.00 5-day TAT	126	\$2,016.00
Bulk Sample Analysis by Transmission Electron Microscopy (TEM) by EPA method 198.4 – non-friable materials	\$35.00 5-day TAT	126	\$4,410.00
Bulk Sample analysis by PLM NYS 198.8 and Prep Chrysolite and Amphibole	\$353.00 7-day TAT	7	\$2,471.00
Labor for Asbestos Sampling			\$3,500.00
<b>Total</b>			<b>\$13,117.00</b>

\*Actual number of samples taken may be less than estimated amounts. Client shall be reimbursed for samples not required to complete survey. Additional samples shall only be analyzed with the client's knowledge and authorization.

### Lead-based Paint

<b>Unit Fee Pricing Schedule</b>			
<b>Lead-based Paint survey by XRF</b>	<b>½ Day Rate</b>	<b>Full Day Rate</b>	<b>Estimated Cost</b>
XRF Readings	\$440.00	\$750.00	\$1,500.00

<b>Total</b>	<b>\$1,500.00</b>
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**PCB Caulk/Sealant**

<b>Unit Fee Pricing Schedule</b>			
<b>PCB Caulk/Sealant Sampling</b>	<b>Unit Rate</b>	<b>Number of Samples*</b>	<b>Estimated Cost</b>
PCB Bulk Sample Analysis by EPA Method 8082 for bulk material	\$126.00 7-day TAT	25	\$3,150.00
Labor for PCB Samples			\$0.00
*PCB samples to be collected at same time s asbestos samples; no added labor.			\$3,150.00
<b>Total</b>			

\*Actual number of samples taken may be less than estimated amounts. Client shall be reimbursed for samples not required to complete survey. Additional samples shall only be analyzed with the client's knowledge and authorization.

**Report**

<b>Fee Pricing Schedule</b>		<b>Estimated Cost</b>
Asbestos, Lead-based Paint and PCB Survey Report - (2) hard copies + (1) digital copy	(4) Seperate Building Reports	\$2,395.00
<b>Reports Due by: [DATE]</b>		\$0.00
<b>Total</b>		<b>\$2,395.00</b>

**Lead-based Paint and PCB's in Caulks:**

The New York State Education Department (SED) requires that all coated surfaces subject to disturbance as part of the proposed renovation be tested for lead. The proposed survey shall include testing of the suspect coatings by use of Spectrum Analysis procedures. The Spectrum Analysis procedure produces data from multiple testing locations and accurate lead level results for items to be disturbed by proposed renovation.

Recent evidence suggests that until approximately 1977, PCB's were a prime ingredient used as a plasticizer in two-part polysulfide polymer type caulks. PCB surveys of all building caulk to be impacted by renovations will be conducted. Caulk located on windows, UV louvers and other areas may contain PCBs. If caulk is located in and will be disturbed in areas of proposed renovation, caulk will be sampled and analyzed by laboratory method EPA 8082. PCB caulk inspection will be conducted per the requirements of NYS SED.

**Asbestos Material Testing:**

Effective April 1, 2011, ELAP revised testing methodology requirements to NYS approved methods 198.1, 198.4, and 198.6 based upon evidence that the analysis of ceiling tiles containing cellulose, performed without gravimetric reduction, resulted in conflicting results. While method 198.1 calls

for additional sample preparation (e.g., gravimetric reduction) for construction materials that may have components that interfere with the identification of asbestos fibers, modifications to Table 1 of that method now requires ceiling tiles containing cellulose to be treated as Non-friable Organically Bound (NOB) material using ELAP items 198.6/198.4. ELAP made this clarification since there were instances identified where the presence of cellulose in ceiling tiles interfered with the ability of the analyst to detect fibers and to reliably report asbestos concentrations, potentially yielding false negative results.

These clarifications to the ELAP methods do not automatically invalidate sampling results obtained prior to April 1, 2011 or mandate additional testing according to the AHERA regulations, since these clarifications are not changes to the EPA/Federal regulatory requirements pursuant to AHERA. School Districts along with their consultants (i.e. Asbestos Building Inspectors and Management Planners) should evaluate their school buildings and asbestos management plans to consider if additional sampling should be conducted. If there are any questions regarding the validity of the testing, or the available documentation in the record, additional sampling utilizing ELAP items 198.6/198.4 is the most protective approach.

## **GENERAL INFORMATION**

1. Fees for services shall be invoiced directly to the School District for payment.
2. Proposal shall stipulate the amount of the consultant's professional liability insurance coverage to cover errors and omissions for services. If none, please indicate.
3. Major Scope changes or modifications to the project will be discussed on an "As Needed" basis and will be presented to the owner by the Architect for fee or schedule modifications as required.

## **COMPENSATION**

Invoices must include services of work rendered and approved by Owner's Representative.

Invoices to the Owner may be made every thirty (30) days.

## **CONTRACT REQUIREMENTS**

Standard form of agreement shall be AIA document C103-2015, "Standard Form of Agreement between Owner and Consultant" for Consultant Services.

Insurance certificate naming Forestville Central School District and Young + Wright Architectural as additional insured (commercial, general liability and automobile liability).

Consulting services agreement will be between the consultant and the School District.

Agreements shall be between the Owner, Forestville Central School District and the Consultant; and will be based on the attached AIA C103 Standard Form of Agreement and all supplemental information and attachments included therein. Consultant services will be based on the scope of work included in this Request for Proposal ONLY, and not proposals provided by the Consultant.

## **SPECIAL CONDITIONS**

1. All Consultants will be required to wear photo identification, hard hat, safety glasses and work boots on the job site at all times. Employees shall sign-in/out at the main office at the start and end of each day.

**ATTACHMENTS**

Exhibit A-Other Conditions  
AIA C103-2015 – Standard Form of Agreement Between Owner and Consultant  
Project Plan dated 1/14/26.

**SCHEDULE**

Proposals are due in our office no later than 12:00 pm on February 6, 2026. Proposals submitted by email are acceptable.

Reimbursable Expenses: List Below any and all reimbursable expenses anticipated with this contract and a description. Major printing of full size sets of documents shall be by the Architect.

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Professional Roofer for Patching: \$4,400.00

If you have any questions, please do not hesitate to call us at 716-842-1800.

Thank You,  
*Sean McKenzie*  
Sean McKenzie, Architect

## EXHIBIT A

### Other Conditions:

The following additional terms and conditions shall apply to your proposal:

Your proposal may not be withdrawn for forty-five days following proposal due date.

- The **Sweet Home Central School District** and its agents reserve the right to accept or reject any submitted bid and shall not be required to award this proposal strictly on the basis of low price.
- Your firm agrees to indemnify and hold **Sweet Home Central School District** and its affiliates, agents and employees of either of them, harmless from and against any and all causes of action, claims, liens, costs, damages, liabilities, losses and expenses (including reasonable attorney's fees and court costs) incurred by the School District, by reason or in consequence of any claim(s) for bodily injury, sickness or disease, wrongful death, or destruction of property, including loss of use resulting therefore by whosoever such claim may be asserted, which result from claims arising out of the performance of monitor services caused by any willful misconduct, errors, omissions or negligent acts of your firm or any of your agents, employees or affiliates arising out of the performance of our Agreement.
- Your responses will be evaluated for completeness and conformance to the requirements of this RFP. If a proposal fails or refuses to provide required information or otherwise fails to comply with the **Sweet Home Central School District** requirements, then they may elect to award this contract to another qualified bidder. **Sweet Home Central School District** reserves the right to waive any and all formalities related to this RFP. **Sweet Home Central School District** intends to award this contract on the basis of a competitive bid; however should it so choose, contract award will not be restricted to that single qualification.
- The **Sweet Home Central School District** is a tax exempt organization. All costs shall exclude NYS sales tax. The School District shall provide all necessary tax exempt documentation as may be required by Hazardous Material Abatement Inspector.
- Proposal shall clearly stipulate the specific amount of the Consultants professional liability insurance coverage (per occurrence and in the aggregate) to cover errors and omissions for services.

## REGULATED BUILDING MATERIALS RATE SHEET

Professional Engineer .....	\$175.00 / Hour
Senior Project Manager .....	\$130.00 / Hour
Project Manager / Designer.....	\$105.00 / Hour
Construction or Environmental Inspector / Consultant** .....	\$75.00 / Hour
Monitor / Air Sampling Technician** .....	\$68.00 / Hour

\*\*Services provided at other times or over 8 hours per day for these categories will be billed at a premium rate of 1.5 times the standard rate.

Lab Analysis	
Phase Contrast Microscopy – 3 HR TAT	\$19.00 / Sample
Phase Contrast Microscopy – 24 HR TAT	\$11.00 / Sample
Transmission Electron Microscopy AHERA – 24 HR TAT	100.00 / Sample
Transmission Electron Microscopy AHERA – 72 HR TAT	\$75.00 / Sample
Transmission Electron Microscopy NIOSH 7402 – 24 HR TAT	\$205.00 / Sample
XRF Readings	\$2.00 / Each
Lead in Paint by AAS (5 Day TAT)	\$12.00 / Sample
PCB Caulk/Sealant EPA 8082 (5 Day TAT)	\$126.00 / Sample
PLM EPA 400 Point Count - 600/R-93/116 (3 Day TAT)	\$12.00 / Sample
Polarized Light Microscopy (PLM) 198.1 Friable (24 HR TAT)	\$15.00 / Sample
Polarized Light Microscopy (PLM) 198.1 Friable (3 Day TAT)	\$11.00 / Sample
Polarized Light Microscopy (PLM) 198.6 NOB (24 HR TAT)	\$27.00 / Sample
Polarized Light Microscopy (PLM) 198.6 NOB (3 Day TAT)	\$23.00 / Sample
Sample Analysis NYS Prep Fee for Positive Stop of NOB Samples	\$5.50 / Sample
Transmission Electron Microscopy (TEM) 198.4 NOB (3 Day TAT)	\$53.00 / Sample
Transmission Electron Microscopy (TEM) 198.4 NOB (5 Day TAT)	\$50.00 / Sample
PLM 198.8 SOF/SM-V Full (Vermiculite) (5 Day TAT)	478.00 / Sample

Travel Costs	
Mileage	IRS rate plus 10%
Per Diem	GSA rate plus 10%
Tolls / Parking / Airfare / Baggage / Rental Car / Lodging	Cost plus 10%
Core Drill Equipment Rental	\$350.00 / Day
Lab Shipping Fee	Cost plus 10%

- Services are provided Monday-Friday between the hours of 7:00 am & 3:30 pm.
- All out-of-pocket expenses not listed above will be billed at our cost plus an administrative charge of fifteen percent (15%).
- Proposals/Quotes are subject to Encorus Group Standard Terms & Conditions.
- The fee schedule is valid for 2025 only. Services continuing into 2026 and beyond will be charged in accordance with the rate sheet in effect for that year.

## STANDARD TERMS AND CONDITIONS FOR TESTING & INSPECTION SERVICES

**1. Basic Agreement and Period of Service.** Encorus Group Engineering, D.P.C. ("EG") shall provide or furnish the Services set forth in the accompanying Quotation / Proposal for Services ("Services"). Defined terms used herein are those identified on the Quotation / Proposal for Services, which is incorporated herein by reference. If authorized by Client, or if required because of changes in the Project, EG shall furnish services in addition to those set forth above ("Additional Services"). EG shall complete its Services within a reasonable period of time. These standard terms and conditions take precedent over and supersede any other provision, agreement or understanding to the contrary.

**2. Scope of Work.** Client must indicate the scope of work, including: As to inspection services, the method(s) of inspection (i.e., radiography, ultrasonic examination, magnetic particle examination, visible and fluorescent liquid examination, tank inspection and engineering services). However, EG will use reasonable efforts to assist in the selection of such method(s) and to locate or measure discontinuities or characteristics of the type, which normally can be located or measured. EG equipment is fitted with standard electrical plugs or hose and pipefittings. In the event EG's standard utility fittings do not comply with local requirements or special Client regulations, it will be the responsibility of the Client to pipe, plumb, wire or otherwise modify any installation or equipment. In addition, when this has been completed EG reserves the right to accept or reject the safety of such modifications and will accept no responsibility for any piping, wiring, or other utility connections performed by others. EG will use its best efforts to provide efficient equipment, suitably tested and pre-commissioned prior to each operation period, together with a competent operations staff. EG will use its best efforts to conduct each service within the time limits set by Client.

**3. Design Services.** In the event that Client engages EG to perform design services in addition to Services hereunder, the parties agree that EG's Standard Terms and Conditions for Design Services shall apply to such design services.

**4. Site Conditions.** Client shall, before commencement of any Services, and without cost to EG, remove or make safe any conditions at the job site or on the workplace which present a safety hazard to workers or equipment, including, but not limited to, electric wires, flames, smoke, flammable liquids or gases, fumes, steam, poisons, asbestos, hazardous or toxic chemicals, and hazards from other contractors working above, below, or adjacent to the EG work area. Client shall supply adequate scaffolding, lighting, and handling facilities at each work area. Upon completion of the Services, Client shall insure that lines or vessels are free of foreign materials to its own satisfaction. EG will endeavor to use its best reasonable efforts to avoid damage to the item(s) to be inspected and/or heated, but EG shall not be responsible for any damages of any type whatsoever, direct or indirect, consequential or otherwise, resulting from such inspection or heat application.

**5. Delays.** EG shall not be liable for damages or delays resulting from: any Client provided component malfunction; failure of Client provided equipment interruptions, or irregularities in Client provided electrical current, or other irregularities or failure occurring as a result of Client provided services; failure or default of Client or any contractor or supplier thereto to furnish equipment or material or to do work as agreed upon with EG action or inaction of any government agency having or claiming jurisdictions; strike or lockout of workers; accident; war; action of mobs or public enemy; any act of lawlessness interrupting work or destroying or injuring the material therefore; act of God; governmental action; natural disaster; or inclement weather.

**6. Warranties and Limitations.** EG makes no representation or warranty express or implied of any kind whatsoever, including representations or warranties of merchantability, fitness for any particular purpose, or that all existing defects have been identified. EG's Services are not a guarantee of the performance or condition of the items inspected or tested; an inherent risk remains that undiscovered problems may exist and/or future problems may develop. As such, Services hereunder are not intended, nor should they be implied, to discover all defects of whatever nature. Client acknowledges that EG is not an insurer and it is not the intent and/or purpose of the Services hereunder to provide client with risk-free use of the items inspected.

**7. Non Solicitation.** During the period the period of work under this agreement, and until 180 days following its completion, Client shall not, and shall cause each of his, her or its affiliates not to, and shall not assist any other person to, directly or indirectly, (i) solicit, recruit or hire any employee, independent contractor or consultant of EG ("Company Employee"), or any Person who was an employee, independent contractor or consultant of EG at any time during the performance of this agreement, and (ii) solicit or encourage any Company Employee to leave the employment EG; provided, however, that, without limiting the restrictions against hiring, this paragraph shall not prevent the customer from making a general solicitation for employment that are not specifically targeted at the Company Employees. Breach of this provision shall entitle EG to a fee equivalent to 180 days of revenue provided under this agreement for the Company Employee.

## STANDARD TERMS AND CONDITIONS FOR TESTING & INSPECTION SERVICES

**8. Consequential Damages Waiver.** The parties waive all claims against each other for all consequential damages arising out of or relating to this Agreement. This mutual waiver includes: 1) damages incurred by Client for losses of use, income, profit, financing, business and reputation, and for loss of management or employee productivity or of the services of such persons; and 2) damages incurred by EG for losses of financing, business and reputation, and for loss of profit other than anticipated profits arising directly from the Services.

**9. Hold Harmless.** Each party shall indemnify, defend and hold the other party harmless from all liabilities, costs and expenses (including, without limitation, attorneys' fees) that such party may suffer, sustain or become subject to as a result any misrepresentation or breach of covenant or agreement of the indemnifying party contained herein or the indemnifying party's gross negligence or willful misconduct in performance of its obligations under this agreement.

**10. Waiver.** No term, condition or provision set forth herein shall be deemed waived by EG or any breach hereof excused by EG unless such waiver or excuse be in writing signed by an authorized representative of EG. No consent by EG or waiver of any breach of Client shall constitute a consent to, waiver of, or excuse for any other subsequent breach of any type whatsoever by Client.

**11. Payment.** Payment shall be made as specified in EG's Quotation / Proposal for Services. Client agrees to pay all invoices within 30 days of receipt. Any payments not received within 30 days will be subject to a 1.5 % penalty or highest allowable percentage by law. EG, at its option, may issue interim invoices to Client in the amount of Services estimated by EG to have been performed in the period covered by such invoice. Client agrees to pay all costs, including reasonable attorneys' fees, incurred by EG in the collection of any funds due EG under this agreement. Unless otherwise stated in EG's quotation / proposal, all sales taxes, use taxes, gross receipt taxes, value added taxes, and other taxes imposed on EG or Client with respect to the equipment, materials, or Services and will be invoiced as additions to the price quoted in EG's Quotation / Proposal for Services. **All payments shall be made via EFT or check in U.S. funds to "Encorus Group Engineering, D.P.C.", PO Box 344, Springville, NY 14141. Payments may also be made through electronic transfer, or via credit card with Client subject to an additional 3.5% credit card processing fee; payments made in foreign currency will be subject to additional bank processing fees.** If Client disputes an invoice, either as to amount or entitlement, then Client shall promptly advise EG in writing of the specific basis for doing so, may withhold only that portion so disputed, and must pay the undisputed portion. Any disputes must be made in writing to EG within 30 days of invoice date, or Client agrees to all items and amounts on the invoice.

**12. Entire Agreement.** This agreement, including any quotation / proposal to which it is attached, constitutes the entire agreement of the parties and supersedes any and all prior oral or written agreements. This agreement may only be amended, supplemented, modified or cancelled in writing signed by the parties.

**13. Successors and Assigns.** Client and EG are hereby bound and the successors, executors, administrators, and legal representatives of Client and EG are hereby bound to the other party to this agreement and to the successors, executors, administrators, and legal representatives (and said assigns) of such other party, in respect of all covenants, agreements, and obligations of this agreement. Neither Client nor EG may assign, sublet, or transfer any rights under or interest (including, but without limitation, money that is due or may become due) in this agreement without the written consent of the other party, except to the extent that any assignment, subletting, or transfer is mandated by law. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under this agreement. Unless expressly provided otherwise, nothing in this agreement shall be construed to create, impose, or give rise to any duty owed by Client or EG to any third-party individual or entity, or to any surety for or employee of any of them. All duties and responsibilities undertaken pursuant to this agreement will be for the sole and exclusive benefit of Client and EG and not for the benefit of any other party.

**14. Dispute Resolution.** If a dispute arises from or relates to this agreement or the breach thereof, and if the dispute cannot be settled through direct discussions, the parties agree to endeavor first to settle the dispute by mediation administered by the American Arbitration Association (AAA) under its Commercial Mediation Procedures before resorting to arbitration or litigation. Agreement to arbitrate any dispute shall be at the sole election of EG. If EG elects to arbitrate any dispute hereunder, such arbitration shall be administered by AAA in accordance with its Commercial Arbitration Rules and judgment on the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof. The place of arbitration shall be Buffalo, New York. Any disputes arising under this agreement shall be governed by the laws of the State of NY, and the parties agree that NY State courts in Erie County, NY shall be the exclusive venue for any litigation of such dispute. The prevailing party shall be entitled to recover its reasonable attorneys' fees from the non-prevailing party.