

CLIENT NEWS FROM BONCKE MUELLER ELDRED ASSOCIATES, P.C.

NYS Quality Communities Task Force

By Bruce G. Boncke, President, NYSBA (Edited from a NYSBA Publication)

On February 5th, Governor Pataki and Lt. Governor Donohue presented their report "State and Local Governments Partnering for a Better New York." The report provides a summary and 41 recommendations from the extensive, year long Quality Communities initiative created by Executive Order #102. I was appointed to the Advisory Committee by Lt. Governor Donohue to represent the home building industry and provide a perspective from my experience in land development, engineering and planning.

Over the past year, the Task Force and Advisory Committee members attended regional round tables, provided written input, participated in brain-storming sessions, worked on subcommittee recommendations and were presented with the results. As summarized by the Lt.

Governor, "*The Task Force's goal throughout was to build upon your statewide community development achievements and develop bottom-up strategies to assist local governments to implement community development plans that best meet their needs and are sensitive to the needs of the environment and neighboring communities.*"

The complete 140 page report is available from the Department of State on the web at: www.state.ny.us/governor or you can call Keith Stack at (518) 473-3355. All local affiliates have received a copy of the press release and a brief summary from NYSBA. I encourage you to obtain a full copy of the report. The principles and recommendations in it are sure to touch both your business and personal lives.

Continued on Page 2



Boncke Mueller Eldred Associates, P.C.

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Notice 🖨 **BME Changes its Email Addresses** 🖨 *Notice*

In an effort to improve the efficiency of information technology at BME, please note we have changed our e-mail addresses to the following:

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 dzacharias@bmepec.com
 (Zacharias)
 agagne@bmepec.com (Gagné)
 dwood@bmepec.com (Wood)
(We will be adding to this list at a future date.)

NYS Quality Communities Task Force - Con't.

I would like to share some of my thoughts on this effort and its recommendations. Although housing was mentioned numerous times during the press conference presentations, it is sparingly mentioned in the report itself. You may be concerned about the amount of emphasis on preserving farmland, preserving open space, saving our cities and villages, preserving historical structures, etc. The potential costs to all kinds of development to implement the recommendations are somewhat overwhelming.

Out of the 41 recommendations, I counted at least 13 items that are critical to all facets of the development industry. I've paraphrased many of them as follows:

- Enhance training for local officials and decision makers
- Increase accountability for planning in communities requesting grant assistance



- Utilize expertise in our educational institutions, such as the SUNY system
- Encourage tax incentives for revitalization in urbanized areas
- Authorize the creation of open space districts and partnering methods of preserving open space
- Enhance incentives for brownsfields redevelopment
- Encourage an employer assisted housing program
- Foster collaboration to obtain affordable housing
- Local government officials should take advantage of their ability to participate in the writing, review and implementation of the State's Consolidated Plan for housing
- Amend the General Municipal Law to improve State guidelines for comprehensive planning

It is important to note that the recommendations and the effort that went into them are not about "sprawl". In fact, the term was used rarely in round tables and committee meetings. All people

involved in this effort have one thing in common; a roof over their heads—a place they call home. Where do people want to locate their homes? In Quality Communities, that provide the proper balance of housing, open space, economic growth, and community services.

So, what is my bottom line? Is this report and initiative good or bad for our industry and its members? On the surface, the emphasis on preserving open space and saving farmland has, in the past, been perceived as bad for the building industry. However, we are a market driven industry and there is little question that our home buyers are putting a much higher value on the quality of their communities. To that extent we will see changes in our markets and will have to change with, or ahead, of them. The recommendations are a clear indication of the State and Local governments' intent to facilitate change. Therefore, if you believe that change is a good thing, you will view these recommendations as positive for our industry.

Bruce G. Boncke, P.E., President of Boncke Mueller Eldred Associates, P.C., is also the President of the New York Builders Association.

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Have you visited the Boncke Mueller Eldred Associates, P.C. web site lately? Next time you're logged in, stop by to see the variety of resources and tools that we have available, especially past articles that may be of interest.

The Advantages of “Construction Services”

By David E. Wood, Survey/Construction Manager

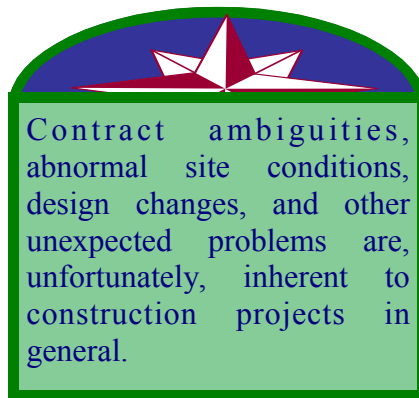
No matter how well-planned and designed, every project can benefit from competent construction services to achieve a more cost-efficient end result. The complex and dynamic environment of construction projects demand that the owner be professionally represented throughout the duration of the contract. The following is a brief summary of the different aspects of construction services that an owner should reasonably expect to receive from their design professional.

Contract Documents

A “constructability review” of project plans during the final design phase can minimize the risk of problems occurring in the field. This review of the plans often results in obtaining the same, or better, objectives for the owner with a net savings in cost and/or time.

Contract documents and specifications should be carefully prepared to include not only the standard components necessary for any project, but the particular directions and conditions specific to each individual job. Having documents that are clear and concise are a valuable reference throughout the project.

Shop drawing review and coordination is an essential component of most projects. Accomplishing this in a timely manner not only helps ensure that the owner’s best interests are protected, but also reduces the risk of misunderstandings and/or lost time.



Owner/Contractor Liaison

Establishing and maintaining clear and effective communications is probably the most critical area of construction services. Contract ambiguities, abnormal site conditions, design changes, and other unexpected problems are, unfortunately, inherent to construction projects in general. The effects of these occurrences can be reduced by maintaining an atmosphere of involvement and cooperation between the owner, design team, contractor, and governing agency. The manner in which the client is represented to all other parties, whether they are tradesmen or approval agencies, is a major factor in the success of your project.

Contract Administration

Coordinating the burdensome paperwork associated with today’s construction projects is an important service to owners. Verifying quantities and reviewing retainages on contractor’s statements provides the owners with the comfort level they should expect when making contract payments. Coordination of Letter of Credit releases allows the soonest possible release of monies or bonds held by governing agencies. Arrangement of necessary meetings, during a project is an integral part of construction services.

Construction Observation

The time required to monitor the progress and quality of the work varies greatly, depending upon the nature of the work and the amount of on-site representation desired by the owner. Periodic construction observation is vital in maintaining open communications between the contractor and the original design team, providing interpretation of construction documents, and solutions to unforeseen problems before they unduly affect time schedules. BME’s presence during construction increases the comfort level of municipalities and governing agencies, reducing the number of field

Continued on Page 4

The Advantages of “Construction Services” - Con't.

changes required, and expediting their acceptance and dedication of completed facilities. The job logs of your on-site representative are invaluable for monitoring progress for contractor payments and Letter of Credit releases, noting as-built data for project record maps, and providing a reference for recreating events if disagreements arise at a later date.



Contract Completion

As each project nears completion, the contractor should be provided with a “punch list” of items which need attention prior to any final payment or release of retainages. The governing agency will only address those areas needed for dedications, and will not concern themselves with the aesthetic aspect or quality of items important to each individual owner. The preparation and submittal of “record maps” is a requirement for final release of Letter of Credit monies, and provides the owner with a reference for locating service laterals and facilities, as well as designing individual building layouts and planning future developments.



The Construction Services Department strives, above all, to represent the owner in a professional and efficient manner from start to finish on each project. At BME, the best interests of the client are always our foremost concern. Please contact Dave Wood at 377-7360 with any questions or comments you may have.

Professional Staff at BME Continues to Grow



Denny J. Burdick

Boncke Mueller Eldred Associates, P.C. (BME) announces the addition of Denny J. Burdick to its professional staff as an Engineering Group Leader. Mr. Burdick brings to BME a varied development background in the private sector. His work in public and private infrastructure has included major road design and construction for the NYSDOT, and private development projects that included engineering and permit coordination with municipalities, utility companies, State and County Health Departments and the NYSDEC.

Mr. Burdick holds degrees in Applied Science (Construction) and Applied Science (Architecture) from Alfred State College in Alfred, New York. He is a member of the Rochester Engineering Society and the American Society of Civil Engineers. As an Engineering Group Leader, Mr. Burdick will coordinate a wide range of projects, including municipal infrastructure and industrial parks.

Cultural Resource Management/Archaeology Reviews

By Aaron B. Gagné, M.C.R.P.

Many projects throughout the Greater Rochester region are required to conduct Cultural Resource Inventories (“CRI”) because of the historic activity and character of our area. Often an afterthought in the SEQR process, a CRI can be a confusing component to a process with little apparent direction. In reality, there exist State and Federal guidelines for conducting a CRI. These guidelines are intended to remove the ambiguity and subjectivity from the process.

What are “Cultural Resources”

Cultural resources take on many forms. They can include structures, locations, objects and buildings, all of which note for their scientific, historic or cultural value. Cultural Resource Management is a field stemming from Federal and State law that focuses on the identification, evaluation, mitigation and conservation of these cultural resources.

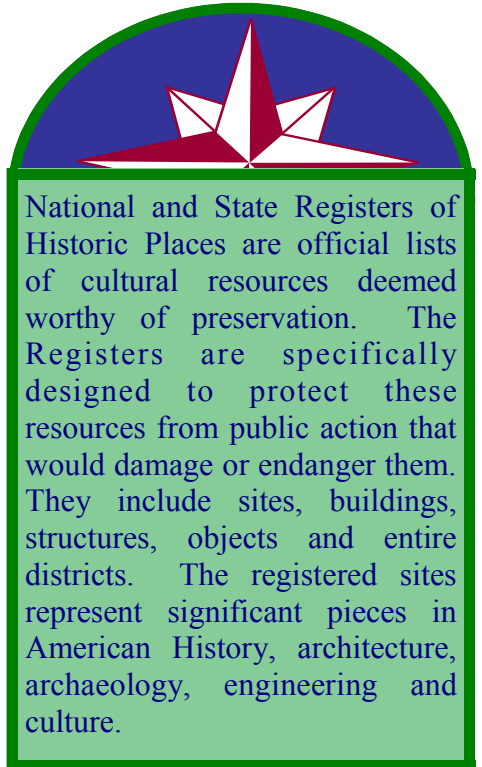
Cultural resources represent our history as a nation, state and region. These non-renewable resources lend key insights to the past development, social and cultural patterns of our area, and hold great scientific and educational value. Once disrupted or destroyed, the resources are forever lost, and with it their value to the entire community.

How are CRM Projects Conducted?

The first phase of a CRM project is Phase I—Reconnaissance. Within this phase are two sub-phases—the Phase IA Literature Search and the Phase IB Field Investigation. The initial literature review includes a review of public records and documents for the site, a review of historic writings and reports, interviews where appropriate, a site walkover and an assessment of the types of sites likely to be found in the project area. The result of the Phase IA investigation is a report summarizing the findings and recommendations of the review.

The Phase IB investigation involves more detailed site investigation designed to assess areas determined to be archaeologically sensitive, and to specifically verify the presence or absence of archaeological sites. Methods typically used in this level of investigation include detailed surface surveys, subsurface testing, remote sensing and laboratory analysis. As with the Phase IA stage, a summary of findings and recommendations is prepared at the conclusion of Phase IB.


If a significant finding is made during the Phase I investigations, a Phase II investigation may be recommended. A Phase II



investigation involves additional research and sub-surface excavation to collect additional data on site boundaries, age, function, integrity and significance. This data is used in support of a recommendation for National Historic Register eligibility. This does not mean that a site or property is automatically registered, only that it is potentially eligible for registry.



Continued on Page 6



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If in the course of a Phase II investigation, it becomes apparent that there are significant resources on the project site, options and alternatives for avoiding impacts or redesigning the project will need to be considered. If a project redesign or basic avoidance is not possible, adverse impacts may be able to be mitigated through data recovery or some combination of avoidance and data recovery. Data recovery constitutes Phase III of a Cultural Resource Investigation ("CRI").

Phase III of a CRI is the most intense form of archaeological and documentary research that occurs on a site that will be seriously disrupted or destroyed. Data recovery is a form of mitigation that includes intensive field investigations on the site before it is adversely impacted. Recovered data is then analyzed by professional archaeologists and other specialists according to the research goals of the project.



Boncke Mueller Eldred Associates, P.C. has extensive experience in designing and managing projects that involve complex review and approval processes, including those involving Cultural Resource Inventories. An understanding of the process and how it fits within the SEQR process is critical to how a Cultural Resources/Archaeology consultant is selected and integrated into the entire project team. For more information on how Boncke Mueller Eldred Associates, P.C. can help to successfully deliver your project, please contact Aaron Gagné at 716-377-7360.