



**YONKERS  
PUBLIC SCHOOLS**



**CITY OF YONKERS / YONKERS PUBLIC SCHOOLS  
SCHOOL FACILITIES MANAGEMENT**

One Larkin Center – 3<sup>rd</sup> floor  
Yonkers, NY 10701  
Phone: 914.376.8008

**Request for Proposal RFP No. 420-21-04  
Environmental Project Monitoring Services  
for  
School Facilities Management Department**

**GROUP A BUILDING ENVELOPE RESTORATION  
AT THE  
ROSEMARIE ANN SIRAGUSA SCHOOL (YPS #10862)  
SCHOOL 23 (YPS #10863) AND  
RIVERSIDE (YPS#10866) ←**

**NOT REQUIRED  
BUILDING IS  
POST AHERA**

**ADDENDUM 1**

For Issue on March 12, 2021

Response Due Date: ~~March 24, 2021~~—March 26, 2021

This is a request for proposals (RFP) to perform Environmental Project Monitoring Services for the School Facilities Management Dept. Capital Improvement Project (SFMD) of the Yonkers Public Schools (YPS). This RFP will be the basis, in part or in whole, of an Agreement between the successful proposer and the YPS for the work described at the rates and schedule proposed herein and/or as amended by negotiation.

Submit proposals electronically via email to:

Mr. John P. Carr, Executive Director, School Facilities Management  
[jcarr@yonkerspublicschools.org](mailto:jcarr@yonkerspublicschools.org)

PLEASE NOTE: This is a request for prices and schedules only. We know your qualifications. Please do not spend any time to send any extraneous stuff.

**PART 1 - THE CONSULTANT'S RESPONSIBILITIES**

The selected Environmental Consulting Firm hereinafter referred to as the "Consultant", shall perform the scope of services as outlined in RFQ-317, Articles 4.2 & 4.5.

The successful candidate will be required to provide Environmental Project Monitoring Services for the capital project(s) listed below. The Consultant will provide necessary staff required to successfully manage the Project in accordance Environmental Protection Agency AHERA, New York State Code Rule 56, and NY State Education Department Regulations and with contract documents and Project Schedule.

The project scope of work for both Schools includes but is not limited: replacement of existing flat roofs and related flashing systems at School 23 and masonry façade restoration at School 14 & 23.

The project architect and asbestos designer is KG&D Architects and Warren & Panzer performed the hazardous materials surveys. School 14 asbestos reports show asbestos containing caulk, School 23 asbestos reports show asbestos roof insulation and tar used for flashing on roofs and pipes and Riverside asbestos report show asbestos on tar for the pitch pockets.

The project has been let for bid and will have a single prime General Construction contract. There will be one contract for both Schools. It is anticipated the contract will be awarded at the May 2021 BOE Stated Meeting and contractor notice to proceed will be issued on or around June 1, 2021 and asbestos abatement to start June 26, 2021.

The Consultant is to review the Contract Bid documents for each project for scope of work and schedule including all addendums before submitting a proposal.

On a daily basis the Consultant shall coordinate with the District's Construction Manager (CM) and update the CM as to the abatement contractor's progress in meeting the approved abatement schedule. CM to be determined.

The Consultant maybe asked to review, recommend for approval to the owner and CM all change orders which may be encountered during the project and answer asbestos abatement project RFI's.

**PART 2 – GENERAL SUBMISSION REQUIREMENTS AND FORMAT**

**2.03 RFP/CONTRACT AWARD TIMETABLE (ANTICIPATED)\***

Issuance Date:	March 12, 2021
Pre-Response Conference Call:	Not Applicable
Questions cut-off date:	Not Applicable.

Response Due Date: ~~March 24, 2021, at 3:00 pm~~ March 26, 2021, at 3:00 pm  
 BOE Assignment Approval: May 2021

**PART 3 – FEE SCHEDULE:**

**3.01 COMPENSATION FOR BASIC SERVICES**

The fee will be based on Services and be billed at the proposed hourly rates and against the set allocated budget for the Capital Project set by the YPS, as listed in the Fee Schedule for Environmental/Engineering Services for Hazardous Materials Project Monitoring.

**A. Professional Environmental/Engineering Services and Hazardous Materials Project Monitoring** - Direct Salaries, list of all levels and titles of personnel anticipated to be employed under this contract. The Project Monitor rates include all supervision time in the hourly rate. The District will not pay a separate rate for an individual to supervise the work of the project monitor as the project monitor should be experienced and able to function without daily supervision. There may be an exception to this in the event of a problem requiring additional services and these would be requested by the District. The list will include current direct hourly wages being paid for each discipline and also show proposed multipliers. These rates are proposals. Titles to be considered shall include but not be limited to:

Category	Ave. Direct Hourly Rate	Inc. Direct Personnel Multiplier _____	Ave. Hourly Rate Charged (inc. O&P)
Principal	\$ _____	\$ _____	\$ 175.00
Engineer (PE)	\$ _____	\$ _____	\$ 150.00
Project Manager	\$ _____	\$ _____	\$ 105.00
Management Planner	\$ _____	\$ _____	\$ 90.00
Asbestos Inspector	\$ _____	\$ _____	\$ 85.00
Project Monitor	\$ _____	\$ _____	\$ 80.00
A/E Technicians	\$ _____	\$ _____	\$ 105.00
CAD Operations	\$ _____	\$ _____	\$ 90.00
Cost Estimator	\$ _____	\$ _____	\$ 125.00
Clerical Support	\$ _____	\$ _____	\$ 55.00
Courier (Lab)	\$ _____	\$ _____	\$ 80.00

NOT REQUIRED BUILDING IS  
POST AHERA

FEE SCHEDULE					
SCHOOL	PROJECT	AE/ENV DESIGNERS	PROJECT STATUS	AMOUNT (Includes Soft Costs)	SCHOOL FACILITIES MANAGEMENT ESTIMATED ALLOCATED ENVIRONMENTAL CONSULTANT FEE TO BE ASSIGNED
School 14	Group A Building Envelope	KG&D/W&P	Bid	\$350,000.00	\$10,000.00
School 23	Group A Building Envelope	KG&D/W&P	Bid	\$1,850,000.00	\$30,000.00
Riverside	<del>Group A Building Envelope</del>	<del>KG&amp;D/W&amp;P</del>	<del>Bid</del>	<del>\$2,839,226.00</del>	<del>\$10,000.00</del>
TOTAL ENVIRONMENTAL CONSULTANT ASSIGNMENT			\$40,000.00		\$50,000.00

- B. The Consultant shall include with their proposal a list of unit prices for bulk sampling, air sampling, PCB and Lead testing and *said unit prices shall include the Consultant's markup*. Bulk Sampling unit pricing shall include but not be limited to PLM NOB standard 4 day business, PLM NOB rush (same day), PLM Friable standard 3 days, PLM Friable rush same day, TEM standard, and TEM rush. Air Sampling Unit Pricing shall include PCM standard 24 hour, PCM rush 2-3 hour, TEM (AHERA) standard 24 hour and TEM (AHERA) rush 6 hours. Consultant shall include a Unit Price for PCB caulk testing 5 day TAT and Lead: XRF, Lead Wipe 3 hour TAT and Lead Air 2-4 hour TAT.

Courier travel time will only be allowed from the project site to the lab and from the lab back to the project site.

- C. The YPS has the right to negotiate with one or more Proposers, or to reject any or all Proposers as it may determine in its sole and absolute discretion.
- D. The YPS reserves the right to request the submission of Best and Final Offers from those Proposers who, after the conclusion of such negotiations, are still under consideration for award. **A Proposer shall not have any rights against the YPS arising from an invitation to enter negotiations or to submit a Best and Final Offer.**

### 3.02 CONTRACT TERM

The term of the agreement is 365 calendar days. This is not reflective of the milestone dates listed elsewhere.





**SAMPLING PRICING SCHEDULE**

**ASBESTOS**

**Cost Per Sample**

*Air*

PCM Standard	<b>\$9.00</b>
PCM Rush	<b>\$18.00</b>
TEM Standard	<b>\$75.00</b>
TEM Rush	<b>\$90.00</b>

*Bulk*

PLM Friable Standard	<b>\$18.00</b>
PLM Friable Rush	<b>\$25.00</b>
PLM NOB Prep/Standard	<b>\$45.00</b>
PLM NOB Prep/Rush	<b>\$55.00</b>
TEM NOB Standard	<b>\$40.00</b>
TEM NOB Rush	<b>\$60.00</b>
Settled Dust-24 Hr	<b>\$150.00</b>

**PCB**

PCB Standard	<b>\$120.00</b>
--------------	-----------------

**RADON**

Radon Canisters (set of 2 with postage)	<b>\$45.00 set</b>
--	--------------------

**LEAD EQUIPMENT**

**RENTAL**

XRF	<b>\$500 Day</b>
-----	------------------

**LEAD SAMPLING**

Wipes	<b>\$12.00</b>
Soil	<b>\$16.00</b>
TCLP Lead in Soil (CES)	<b>\$75.00</b>

**SOIL SAMPLES**

*(standard turnaround times)*

STARS Parameter Totals	
EPA 8021	<b>\$125</b>
EPA 8270	<b>\$210</b>