



**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. 420-21-06  
Environmental Project Monitoring Services  
for  
School Facilities Management Department**

**AUDITORIUM UPGRADES AND EXTERIOR BLEACHER  
REPLACEMENT**

**at  
LINCOLN HIGH SCHOOL**

**YPS PROJECT #10873 & 10888**

For Issue on March 16, 2021  
Response Due Date: 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 includes but is not limited to: Interior removals, rehabilitation and new construction of the Auditorium, and the removal and replacement of exterior field bleacher system.

The project architect and asbestos designer is F&D Architects and Warren & Panzer performed the hazardous materials surveys. Lincoln High School asbestos reports shows asbestos on the air-cell pipe insulation, air handler duct insulation, pipe fittings and exterior louver caulking in the 3<sup>rd</sup> floor mechanical room. Asbestos on the radiator insulation in the auditorium and 2<sup>nd</sup> floor auditorium hallway. The ceramic tile backing in the boy's and girl's restroom also has asbestos.

The project has been let for bid and will have five (5) prime contractors, with General Construction (GC) contractor responsible for the abatement work. It is anticipated that the contract GC 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.

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 16, 2021
Pre-Response Conference Call:	Not Applicable
Questions cut-off date:	Not Applicable.
Response Due Date:	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:

<b>Category</b>	<b>Ave. Direct Hourly Rate</b>	<b>Inc. Direct Personnel Multiplier: (2.0)</b>	<b>Ave. Hourly Rate Charged (inc. O&amp;P)</b>
Principal	\$100.00	\$CAP	\$100.00
Engineer (PE)	\$59.50	\$59.50	\$119.00
Project Manager	\$59.50	\$59.50	\$119.00
Management Planner	\$34.50	\$34.50	\$69.00
Asbestos Inspector	\$30.00	\$30.00	\$60.00
Project Monitor	\$30.00	\$30.00	\$60.00
A/E Technicians	\$30.00	\$30.00	\$60.00
CAD Operations	\$25.00	\$25.00	\$50.00
Cost Estimator	\$29.50	\$29.50	\$59.00
Clerical Support	\$15.00	\$15.00	\$30.00
Courier (Lab)	\$0.00	\$0.00	\$0.00

FEE SCHEDULE					
SCHOOL	PROJECT	AE/ENV DESIGNERS	PROJECT STATUS	AMOUNT (Includes Soft Costs)	SCHOOL FACILITIES MANAGEMENT ESTIMATED ALLOCATED ENVIRONMENTAL CONSULTANT FEE TO BE ASSIGNED
Lincoln HS	Auditorium Upgrades and Exterior Bleacher Replacement	F&D/ W&P	BID	\$4,620,000.00	\$25,000.00
<b>TOTAL ENVIRONMENTAL CONSULTANT ASSIGNMENT</b>					<b>\$25,000.00</b>

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.

**3.03 COMPENSATION FOR ADDITIONAL SERVICES**

For additional services of the Consultant, beyond the scope of work described herein, the Consultant shall be compensated by a time and material basis as per the discretion of the YPS. See 3.04 Hourly Payment Rates for Various Titles.

**3.04 REIMBURSABLES**

Expenses such as printing, shipping or increase in deliverables beyond that listed elsewhere, incurred by the Consultant that are directly and solely required to complete the work in this proposal will be reimbursed by the YPS in accordance with the Consultants proposed Markup

and **estimated** not to exceed **Bid Budget** listed in Table Part 3 – Fee Proposal, Part 3.03. Copies of receipts are required to receive reimbursement. Travel, lodging and meals will not be compensated *without prior written authorization* to do so by the YPS.

Consultants Proposed Markup on Reimbursables: 5%

LiRo Engineers, Inc.  
(Name of Proposing Firm)

3 Aerial Way, Syosset, New York 11791  
(Street Address, City, State Zip)

Peter J. Gerbasi, P.E.  
(Printed Name of Proposer)

  
(Signature Name of Proposer)

03/25/2021  
(Month Day, Year)

### 3.05 PAYMENTS

Unless indicated otherwise, payments for services shall be billed and payable on a monthly basis. All requests for payment (requisitions) *must include the following*:

1. Cover letter on the Consultant's letterhead with original signature requesting payment. This letter must indicate:
  - a) YPS Contract No.
  - b) YPS Purchase Order No.
  - c) The Project Number (PO) being billed
  - d) Original PO amount
  - e) PO amendments (if any) and revised contract amount
  - f) Requisition No.
  - g) The period of time covered by this requisition.
  - h) Invoice Numbers covered by this requisition.
  - i) Lists of attachments.
  - j) Summary of amount due for this requisition and amount left in PO.
2. Original back-up receipts for reimbursables.
3. Employee time sheets signed by the employer Principal.
4. Original receipts for all items being billed as reimbursables.

Part 3.01B - List of Unit Prices

Lab Analysis	Unit Price
PLM NOB (4 day TAT)	\$12.00
PLM NOB (Rush – Same Day)	\$25.00
PLM Friable (3 DAY TAT)	\$7.00
PLM Friable (Rush – Same Day)	\$15.00
TEM Bulk (4 day TAT)	\$30.00
TEM Bulk (Rush – Same Day)	\$85.00
PCM (24 hour TAT)	\$6.00
PCM (Rush – Same Day)	\$9.00
TEM AHERA (24 hour TAT)	\$95.00
TEM AHERA (Rush 6 Hours)	\$150.00
PCB Caulk (5 day TAT)	\$95.00
LBP XRF (per Shot)	\$10.00
LBP Surface Wipe (3 Hour TAT)	\$15.00
Lead In Air (2-4 Hour TAT)	\$30.00