



October 5, 2017  
via email only

Yonkers Public Schools  
Facilities Management Department  
One Larkin Plaza  
Yonkers, NY 10701

Attn: David Minaz  
Re: Public School 17 Roof

Dear Mr. Muniz,

We propose to provide the services summarized below, in response to your Request for a Quotation, related to the roof and masonry repairs needed at PS 17, to address issues with the roof described in the RFQ, and leaks we observed during our preliminary inspection on September 28, 2017.

- A. Carefully inspect the roof and facade to determine their overall condition, and prepare a report that summarizes our observations, provides recommendations, options and construction cost estimates for corrective work.
  1. A new roof was installed on PS 17 circa 2008.
    - a. The roof is in overall good condition, albeit the 2015 BCS included recommendations for roof maintenance work. We did not confirm the work was performed.
    - b. Roof leaks recently occurred, and YPS personnel performed repairs that corrected them.
    - c. Portions of the roof may have been damaged (delaminated) when the leaks occurred.
  2. Facade rehabilitation work occurred in conjunction with the roof replacement project in 2008.
    - a. Current leaks in the 1st floor boys & girls lavatories, the auditorium storage room, and the second floor closet (the original kitchen) in the West Wing, originate from the facade.
    - b. The facade of the West Wing is constructed of brick masonry; the bricks are in deteriorated condition, and they are covered with a red colored coating.
    - c. The coating is failing (flaking and peeling) in numerous locations - many coincide with the leaks we observed.
  3. PS 17 needs new windows; we will not include them.
- B. Prepare the technical portions of the Plans & Specifications needed so YPS can solicit bids to perform the roofing and facade repair work agreed upon.
  1. We understand YPS will include administrative, insurance and other typical front end requirements to the technical plans & specifications we provide, and issue the complete document for bidding.
  2. We will attend a pre-bid site inspection with prospective bidders, prepare any technical addenda needed, review the bids and bidders qualifications, interview the two lowest bidders (at Larkin Plaza with YPS personnel) and make an award recommendation.
- C. Administer and inspect work as it occurs.
  1. Conduct a kick off meeting with the successful bidder, after YPS awards the contract.
  2. Review the contractors technical submittals.

continued

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3. Periodically inspect work in progress as it occurs during a six week construction period - generally once a week.
4. Respond to RFI's presented by the Contractor.
5. Make recommendations to YPS if Change Order Requests are made by the Contractor.
6. Perform a Punch List inspection.
7. Perform a Final inspection.
8. Issue Minutes and Field Reports following all meetings and inspections.
9. Review the Contractor's technical close out paperwork.

Our fee to provide these services, in accordance with the same terms and conditions recently established in the contract we have with YPS related to a roof repair project at family School 32, would be \$14,595

Please realize the materials that will be used to perform the roof and facade repair work we expect will needed are temperature sensitive - i.e., they cannot be properly applied in freezing or wet weather. If YPS isn't able to proceed in a manner that allows the Contractor to start and complete the work by the middle of November, the project should be postponed until the Spring of 2018.

Thank you for inviting us to submit this proposal. Please let us know what YPS decides to do.

WATSKY ASSOCIATES INC.



Thomas Olam, President