

# **GPI** Greenman - Pedersen, Inc.

Engineering and Construction Services

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May 18, 2016

COY-1048B  
JO No. 16400.00

Mr. John Carr  
Executive Director, Schools Facilities Management  
Yonkers Public Schools  
One Larkin Center  
Yonkers, NY 10701

Subject: Architectural and Engineering Professional Services for  
Building Envelope, Interior Finishes and Site Work  
At Museum School 25, Yonkers, New York

References: RFP dated March 7, 2016  
Addendum #2, dated April 11, 2016  
Watsky Associates, Inc. proposal dated April 15, 2016.

Note: This correspondence supersedes GPI letter no. COY-1048A dated May 12, 2016, in its entirety.

Dear Mr. Carr:

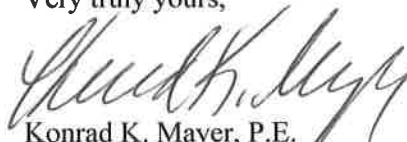
Greenman-Pedersen, Inc. (GPI) is pleased to submit this revised proposal to the Yonkers Public Schools (YPS) for the subject professional services as requested in the referenced RFP and Addenda, revised to address the utilization of YPS' preferred roofing sub-consultant, Watsky Associates, in lieu of our own roofing sub-consultant.

The following information is provided as attachments to this letter:

- \* Attachment I- Project Understanding, Scope of Services, Budget Commentary
- \* Attachment II- Fee Proposal- Compensation for Basic Services and Additional Services
- \* Attachment III- Construction Cost Estimates

Thank you for your consideration. If you have any questions, or if further information is required, please do not hesitate to call.

Very truly yours,

  
Konrad K. Mayer, P.E.  
Vice President/Project Director

KKM:kkm  
Mshilale (MSA)  
LPavone (YPS)  
FScheller  
attachments

cc: Job Book – COY

Attachment I  
Proposal for Architectural and Engineering Professional Services  
Building Envelope, Interior Finishes and Site Work at  
Museum School 25, Yonkers, NY

**PROJECT UNDERSTANDING**

GPI and its sub-consultants, Michael Shilale Architects (MSA), have reviewed the identified scope of the work at the Museum School 25. After careful evaluation of the project scope and observation of the existing conditions, Greenman-Pedersen, Inc. (GPI) has prepared this comprehensive proposal response to provide Architectural and Engineering Professional Services for the following building and site work:

1. Building Envelope

The work includes repair or replacement of building envelope elements in order to prevent water infiltration into the building through the roofs and exterior walls:

- a. Exterior Masonry Walls
- b. Exterior Doors
- c. Exterior Windows
- d. Roofs

2. Interior Finishes.

- a. Interior finish work shall be limited to areas affected by the Window/Door Replacement and areas prone to leak damage or as directed by the SFMD and will include but not be limited to plaster, paint, millwork, ceilings, cove base and flooring.
- b. Conversion of an existing classroom into a K-8 Science classroom, including smart boards, casework, sinks.

3. Site Work.

The work includes

- a. Restoration of surface and roof drainage to combined sewers.
- b. Elimination of trip & fall risks
- c. Restoration pavement and sidewalk integrity and pavement markings
- d. Signage
- e. Fencing
- f. Exterior lighting.
- g. Play station, play courts and related drainage and perimeter

4. Abatement Of Hazardous Materials

The work entails the abatement of all hazardous materials affected by the construction

5. Building Security

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The work entails the installation of access control system, surveillance cameras, and system server platform and hardware.

### SCOPE OF SERVICES

The GPI team will perform the normal architectural, structural, civil, mechanical and electrical engineering services, environmental evaluation and testing services required to produce a complete biddable and permitted design, and construction support, comprised of weekly site visits during construction and support of a third party construction. The proposal is based upon an assumed construction activity period of no longer than 12 weeks.

Specific activities will include:

1. **Building Envelope**

- a. **Exterior Masonry Walls:** Evaluation of the existing conditions; Recommend corrective measures and design for the restoration of the exterior wall system;
- b. **Exterior Doors:** Replace all exterior doors, frames and related hardware. Provide Access Control, Door Contacts and Cameras at each entry and select other locations, utilizing the YPS-designated Security Consultant specializing in the design of door and camera systems as a sub-consultant.
- c. **Exterior Windows:** Evaluate and provide the design for the replacement all the Schools exterior windows with new energy efficient windows, including frames, hardware, glazing, weather stripping, insulation, and restoration of adjacent wall, floor and ceiling surfaces, appurtenant equipment, such as casement work and hung ceiling that may be affected by the scope of work and replacement of existing shades.. Evaluate the need and provide the design for emergency egress windows and where required provide the design for ship ladders for access to the emergency window.
- d. **Roofs:** Utilizing a Roofing Sub-Consultant specializing in the design of roofing systems, fully inspect, inventory and evaluate the condition of the roof systems and appurtenances and prepare design documents for replacement or repair as required. The Roofing Sub-Consultant will design for systems that meet the NY State Building Code & Energy Code, systems that promote "Cool/Green Roofs" and are cost effective.

2. **Interior Finish Work:** Preparation of Construction Documents for.

- a. Interior finish work of areas affected by the Window/Door Replacement and areas prone to leak damage or as directed by the SFMD and will include but not be limited to plaster, paint, millwork, ceilings, cove base and flooring.
- b. One (1) K-8 Science classroom.

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3. **Site Work:**  
Provide design for the restoration of site and building drainage, correction of site deficiencies in pavement, steps, marking, signage, fencing, lighting and playground.
  
4. **Abatement Of Hazardous Materials:**  
Conduct pre-design environmental surveys of the appurtenant building features including roofing, masonry walls, caulking, insulation and other suspect materials; Provide design for the abatement of all hazardous materials affected by scope of work.
  
5. **Building Security**  
Incorporation of design plans, specifications, and cost estimates provided by a third party, into the design documents prepared by GPI for the project. Provide design documents for architectural, power and HVAC modifications, such as door hardware and climate controlled server rooms, to support the Building Security system upgrades

Cost Estimates: Prepare estimates at each design phase submission of the cost for construction associated with the scope of work.

Designs will be in accordance with all Federal, State (State Education Department, S.E.D.), County and local codes and regulations. The GPI team will complete, submit, and follow to approval all forms and paper processes required by the New York State Education Department from the LOI to project closeout including all Change Orders and Certificates of Substantial Completion (CSC).

### PROJECT BUDGET COMMENTARY

The amount of funding currently budgeted for the Basic Services Tasks in the RFP for items 1.01.1.1, 1.01.1.2, 1.01.1.3, and 1.01.1.4 is \$4,500,000, including soft costs. It is our professional opinion that for the scope of work this funding is INADEQUATE. See the following pages for a detailed breakdown of the estimated costs.

Note: No estimate is made for the cost for construction of the RFP item 1.01.1.5 Building Security component at this time.

Attachment II  
Proposal for Architectural and Engineering Professional Services  
Building Envelope, Interior Finishes and Site Work at  
Museum School 25, Yonkers, NY

**FEE PROPOSAL**

See attached Table 3 and Paragraph 3.04 for fee breakdown by project phase and for hourly payment rates by job title.

|                |            |
|----------------|------------|
| Lump Sum fee:  | \$ 223,941 |
| Reimbursables: | \$ 67,500  |
| Total:         | \$ 291,441 |

The fee proposal is based on providing Construction Support Services including one full time construction inspector on-site 1 day per week for a maximum twelve (12) week period during construction phase.

Reimbursables will be paid out of funds set aside solely for that purpose. These funds are to be used at the discretion of the YPS and are not to be considered part of the contract total.

**3.04 COMPENSATION FOR ADDITIONAL SERVICES**

Provide Access Control, Door Contacts and Cameras at each entry and select other locations. For door access control and security cameras the Consultant shall utilize a Security Consultant who solely specializes in the design of door and camera systems and this is to be coordinated under the requirement of the YPS. The cost for Security and Access Control will be compensated under the Additional Services for Security and Access Control Part 3.02.A.

| Table 3  |   |                   |
|--|---|-------------------|
| PROPOSED PROGRESS SCHEDULE AND LUMP SUM FEES FOR BASIC SERVICES                        |   |                   |
| SCHOOL   | Museum School 25                              |                   |
| YPS Job #  | To Be Determined                              |                   |
| PROJECT PHASE  | DURATION (Weeks)                              | FEE PROPOSED (\$) |
| Part 3.01 Kick-off   | 1   | 7,000             |
| Part 3.01 Schematic Design   | 6   | 52,250            |
| Part 3.01 Design Development   | 8   | 45,000            |
| Part 3.01 SED Submission & Construction Documents                                      | 12  | 80,500            |
| Part 3.01 Bidding and Negotiation  | 4   | 9,600             |
| Part 3.01 Construction Administration  | 20<br>(includes 12 wks construction activity) | 29,591            |
| PART 3.02 & 3.03 Additional Services Reimbursables (inc., Security Design Contingency) |   | \$67,500.00       |
| <b>TOTALS</b>  |   | <b>291,441</b>    |

\$291,441

TOTAL SUM OF THIS PROPOSAL Two-hundred ninety one thousand four hundred forty-one dollars

Greenman-Pedersen, Inc.

Architect or Engineer

(printed name of proposer)

### 3.04 HOURLY PAYMENT RATES FOR VARIOUS TITLES

The Consultant will be compensated for time and material work beyond the original scope of work at the rates proposed by the Consultant for each of the titles listed below:

| Category           | Ave. Direct<br>Hourly Rate | Inc. Direct Personnel<br>Multiplier <u>2.5</u> | Ave. Hourly<br>Rate Charged<br>(inc. O&P) |
|--------------------|----------------------------|--|---|
| Sr. Principal      | \$ 78                      | \$   | \$ 195                                    |
| Principal          | \$ 72                      | \$   | \$ 180                                    |
| Associate          | \$ 70                      | \$   | \$ 175                                    |
| Project Manager    | \$ 60                      | \$   | \$ 150                                    |
| Project Pro. A/E   | \$ 78                      | \$   | \$ 195                                    |
| Architect (RA)     | \$ 78                      | \$   | \$ 195                                    |
| Engineer (PE)      | \$ 57                      | \$   | \$ 142.50                                 |
| Architect          | \$ 70                      | \$   | \$ 175                                    |
| Engineer           | \$ 40                      | \$   | \$ 100                                    |
| A/E Technicians    | \$ 40                      | \$   | \$ 100                                    |
| CAD Operations     | \$ 38                      | \$   | \$ 95                                     |
| Sr. Cost Estimator | \$ 45.50                   | \$   | \$ 113.75                                 |
| Clerical Support   | \$ 36                      | \$   | \$ 90                                     |

All employees proposed for work under this contract must be labeled with one of the above titles in the proposal under Part 3.01.

### 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) The Project Numbers being billed
  - c) Original contract amount
  - d) Contract amendments (if any) and revised contract amount
  - e) Requisition No.
  - f) The period of time covered by this requisition.
  - g) Invoice Numbers covered by this requisition.
  - h) Lists of attachments.
  - i) Summary of amount due for this requisition and amount left in contract.



Attachment to COY-1048B

Attachment III  
Proposal for Architectural and Engineering Professional Services  
Building Envelope, Interior Finishes and Site Work at  
Museum School 25, Yonkers, NY

**CONSTRUCTION COST ESTIMATES**



DATE: 04-11-2016

## PRELIMINARY

| DIVISION                 | DESCRIPTION                               | QTY        | UNIT | \$ PER UNIT RANGE |         | COST RANGE         |                    |
|--------------------------|---|------------|------|-------------------|---------|--------------------|--------------------|
|                          |   |            |      | LOW               | HIGH    | COST LOW           | COST HIGH          |
| <b>BUILDING ENVELOPE</b> |   |            |      |                   |         |                    |                    |
|                          | Exterior Masonry Walls                    | 4,000      | SF   | \$20              | \$25    | \$80,000           | \$100,000          |
|                          | Replace Windows Large                     | 58         | EA   | \$5,000           | \$7,500 | \$290,000          | \$435,000          |
|                          | Replace Windows small                     | 53         | EA   | \$4,000           | \$6,000 | \$212,000          | \$318,000          |
|                          | Ext'g Windows demo                        | 111        | EA   | \$500             | \$700   | \$55,500           | \$77,700           |
|                          | New Coping at top of parapet              | 600        | LF   | \$60              | \$80    | \$36,000           | \$48,000           |
|                          | Entrance doors, fiberglass doors          | 27         | EA   | \$1,100           | \$1,300 | \$29,700           | \$35,100           |
|                          | Panic Devices, For Rim Locks, Single Door | 13         | EA   | \$671             | \$793   | \$8,723            | \$10,309           |
|                          | Panic Devices, For Rim Locks, Double Door | 7          | EA   | \$831             | \$982   | \$5,814            | \$6,871            |
|                          | New Roofing                               | 26,500     | SF   | \$20              | \$25    | \$530,000          | \$662,500          |
|                          | <b>BUILDING ENVELOPE TOTAL</b>            |            |      |                   |         | <b>\$1,247,737</b> | <b>\$1,693,480</b> |
|                          | <b>DESIGN CONTINGENCY</b>                 | <b>25%</b> |      |                   |         | <b>\$311,934</b>   | <b>\$423,370</b>   |
| MSA                      | <b>TOTAL COST</b>                         |            |      |                   |         | <b>\$1,559,671</b> | <b>\$2,116,849</b> |
| <b>INTERIOR FINISHES</b> |   |            |      |                   |         |                    |                    |
| MSA                      | Interior Finish Work                      | 3,000      | SF   | \$20              | \$25    | \$60,000           | \$75,000           |
|                          | K-8 Science Classroom (Expand)            | 800        | SF   | \$250             | \$275   | \$200,000          | \$220,000          |
|                          | <b>INTERIOR FINISHES TOTAL</b>            |            |      |                   |         | <b>\$260,000</b>   | <b>\$295,000</b>   |
|                          | <b>DESIGN CONTINGENCY</b>                 | <b>25%</b> |      |                   |         | <b>\$65,000</b>    | <b>\$73,750</b>    |
| MSA                      | <b>TOTAL COST</b>                         |            |      |                   |         | <b>\$325,000</b>   | <b>\$368,750</b>   |
| GPI                      | Interior Finish Work                      | 3000       | SF   |                   |         | \$0                | \$0                |
|                          | K-8 Science Classroom                     | 800        | SF   |                   |         | \$0                | \$0                |
|                          | Power and Data                            | 800        | SF   | \$13              | \$14    | \$10,000           | \$11,000           |
|                          | Emergency Exit Lighting System Upgrades   | 1          | LS   | \$2,500           | \$2,500 | \$2,500            | \$2,500            |
|                          | Fire/Smoke Detection System Upgrades      | 1          | LS   | \$4,000           | \$4,000 | \$4,000            | \$4,000            |
|                          | PA and Clock System                       | 1          | LS   | \$3,000           | \$3,000 | \$3,000            | \$3,000            |
|                          | HVAC Systems                              | 800        | SF   | \$20              | \$25    | \$16,000           | \$19,800           |
|                          | Plumbing                                  | 800        | SF   | \$13              | \$19    | \$10,000           | \$15,400           |
|                          | <b>INTERIOR FINISHES TOTAL</b>            |            |      |                   |         | <b>\$45,500</b>    | <b>\$55,700</b>    |
|                          | <b>DESIGN CONTINGENCY</b>                 | <b>25%</b> |      |                   |         | <b>\$11,375</b>    | <b>\$13,925</b>    |
| GPI                      | <b>TOTAL COST</b>                         |            |      |                   |         | <b>\$56,875</b>    | <b>\$69,625</b>    |

| SITE WORK           |   |   |            |           |           |                  |                    |
|---------------------|---|---|------------|-----------|-----------|------------------|--------------------|
| GPI                 | New Play Station/Play Court/Site Drainage/Perimeter Fence |   |            |           |           |                  |                    |
|                     | Drainage  | 1 | LS         | 5000      | 10000     | 5000             | 10000              |
|                     | Fencing   | 1 | LS         | 5000      | 5000      | 5000             | 5000               |
|                     | Cut and Fill  | 1 | LS         | 10000     | 10000     | 10000            | 10000              |
|                     | Sidewalks   | 1 | LS         | 5000      | 5000      | 5000             | 5000               |
|                     | Rear Parking Lot  |   |            |           |           |                  |                    |
|                     | Site Lighting   | 1 | LS         | 15000     | 20000     | 15000            | 20000              |
|                     | Restore Pavement and Marking                              | 1 | LS         | 20000     | 25000     | 20000            | 25000              |
|                     | Signage   | 1 | LS         | 5000      | 10000     | 5000             | 10000              |
|                     | Fencing   | 1 | LS         | 10000     | 15000     | 10000            | 15000              |
|                     |   |   |            |           |           |                  |                    |
|                     | New Front Entry Walk/Site Drainage/Perimeter Fence        |   |            |           |           |                  |                    |
|                     | Drainage  | 1 | LS         | 56000     | 100000    | 56000            | 100000             |
|                     | Restore Sidewalks and Steps                               | 1 | LS         | 40000     | 50000     | 40000            | 50000              |
|                     | Cut and Fill  | 1 | LS         | 10000     | 10000     | 10000            | 10000              |
|                     |   |   |            |           |           |                  |                    |
|                     | <b>SITE WORK TOTAL</b>                                    |   |            |           |           | <b>\$181,000</b> | <b>- \$260,000</b> |
|                     | <b>DESIGN CONTINGENCY</b>                                 |   | <b>25%</b> |           |           | <b>\$45,250</b>  | <b>- \$65,000</b>  |
| GPI                 | <b>TOTAL COST</b>   |   |            |           |           | <b>\$226,250</b> | <b>- \$325,000</b> |
| ABATEMENT OF HAZMAT |   |   |            |           |           |                  |                    |
| JLC                 | Design Abatement Strategy for Area of Impact              | 1 | LS         | \$155,324 | \$204,418 | \$155,324        | \$204,418          |
|                     |   |   |            |           |           |                  |                    |
|                     | <b>ABATEMENT OF HAZMAT TOTAL</b>                          |   |            |           |           | <b>\$155,324</b> | <b>\$204,418</b>   |
|                     | <b>DESIGN CONTINGENCY</b>                                 |   | <b>25%</b> |           |           | <b>\$38,831</b>  | <b>- \$51,104</b>  |
| JLC                 | <b>TOTAL COST</b>   |   |            |           |           | <b>\$194,155</b> | <b>- \$255,522</b> |

|  |   |  |                    |     |  |  |                    |   |                    |
|--|---|--|--------------------|-----|--|--|--------------------|---|--------------------|
|  |   |  |                    |     |  |  |                    |   |                    |
|  | <b>PROJECT TOTAL EXCLUDING GENERAL CONDITIONS O&amp;P</b>       |  |                    |     |  |  | <b>\$2,305,075</b> | - | <b>\$3,066,122</b> |
|  |   |  | GENERAL CONDITIONS | 6%  |  |  | \$138,305          |   | \$183,967          |
|  |   |  | SUBTOTAL           |     |  |  | \$2,443,380        |   | \$3,250,089        |
|  |   |  | OVERHEAD & PROFIT  | 18% |  |  | \$439,808          |   | \$585,016          |
|  |   |  | SUBTOTAL           |     |  |  | \$2,883,188        |   | \$3,835,105        |
|  | <b>PROJECT TOTAL INCLUDING GENERAL CONDITIONS O&amp;P- 2015</b> |  |                    |     |  |  | <b>\$2,883,188</b> | - | <b>\$3,835,105</b> |
|  |   |  | INFLATION          | 4%  |  |  | \$115,328          |   | \$153,404          |
|  | <b>PROJECT TOTAL INCLUDING INFLATION- 2016</b>                  |  |                    |     |  |  | <b>\$2,998,516</b> |   | <b>\$3,988,509</b> |
|  |   |  | SOFT COSTS         | 25% |  |  | \$749,629          |   | \$997,127          |
|  | <b>TOTAL INCLUDING CONTINGENCY</b>                              |  |                    |     |  |  | <b>\$3,748,144</b> |   | <b>\$4,985,637</b> |

S:\Marketing\Proposals\Proposals 2016\Yonkers Public Schools\PS 25 Museum School\Proposal\YPS PS25 Scopes Cost Estimate 4-11-16.xlsx\Cost Estimate

- \* Hazardous material testing is not included in this estimate.
- \* Estimate is for 2016 construction year.
- \* Seasonal market conditions may cause fluctuations in pricing. This estimate anticipates a favorable bidding environment.
- \* This cost estimate is based on single phase construction only.