

## **APPENDIX J**

### **Costs for Abatement, Demolition, Construction Oversight, and Required Air Monitoring**

REMEDATION FOR RENOVATION OR DECONSTRUCTION AND DECONSTRUCTION OF ST PAUL'S SCHOOL

	PAL ENVIRONMENTAL SAFETY CORP.	DELTA ENVIRONMENTAL INC.	GRAMERCY GROUP, INC.	WATRAL BROTHERS, INC.	ABATEMENT UNLIMITED, INC.	PINNACLE ENVIRONMENTAL CORP.	BREEZE NATIONAL, INC.
<b>1. Base Bid - Scope A1:</b>							
Execute the environmental remediation and deconstruction of the Main Building & Ellis Hall at the St Paul's School, 295 Stewart Avenue, Garden City, NY. The Contractor has the right to any & all salvage of materials & contents at the Site excluding items identified in writing by Owner at time of Bid award.							
a.	ACM Abatement plus Universal Waste & PCB Caulk (awarded with deconstruction)						
	\$1,905,000.00			\$2,438,000.00	\$2,095,500.00	\$3,190,000.00 + Tax	\$2,590,675.00
b.	Deconstruction, including all Non-ACM waste disposal (awarded with Abatement)	\$1,888,000.00		\$1,550,000.00	\$1,010,000.00	\$2,158,600.00 + Tax	\$2,109,670.00
c.	Deconstruction Only, including all Non-ACM waste disposal (NOT awarded with Abatement)	\$2,076,000.00		\$1,586,000.00	\$1,010,000.00	NO BID	\$2,200,000.00
<b>2. Base Bid - Scope A2:</b>							
Execute the environmental remediation and deconstruction of the Main Building and Ellis Hall at the St Paul's School, 295 Stewart Avenue, Garden City, NY. The Contractor has no right to any salvage of materials & contents at the Site (any such materials & contents may be removed by Owner after bid walk & before or after work begins)							
a.	ACM Abatement plus Universal Waste and PCB Caulk (awarded with deconstruction)	\$1,905,000.00		\$2,438,000.00	\$2,095,500.00	\$3,190,000.00 + Tax	\$2,590,675.00
b.	Deconstruction, including all Non-ACM waste disposal	\$1,901,000.00		\$1,650,000.00	\$1,010,000.00	\$2,020,000.00 + Tax	\$1,976,915.00
c.	Deconstruction Only, including all Non-ACM waste disposal (NOT awarded with Abatement)	\$2,112,000.00		\$1,730,000.00	\$1,010,000.00	NO BID	\$2,068,915.00
<b>3. Base Bid - Scope B1:</b>							
The environmental remediation of the Main Building in preparation for stabilization or reuse, but not the deconstruction of the structure. The work shall include the environmental remediation and deconstruction of Ellis Hall							
a.	Environment Remediation of Main Building:						
i.	ACM Abatement plus Universal Waste and PCB Caulk	\$2,126,000.00		\$1,798,000.00	\$2,095,500.00	\$3,190,000.00 + Tax	\$1,903,670.00
ii.	LBP and Dust Abatement	\$1,687,000.00		\$1,572,000.00	\$2,413,400.00	\$1,728,000.00 + Tax	\$5,125,000.00
iii.	Mold Abatement & Pigeon Waste Abatement (assuming awarded with LBP & Dust Abatement)	\$16,300.00		\$52,000.00	\$40,000.00	\$54,000.00 + Tax	\$68,980.00
b.	All legally required Remediation and Deconstruction of Ellis Hall	\$432,000.00		\$1,341,000.00	\$799,800.00	\$1,290,000.00 + Tax	\$1,242,315.00
<b>4. Base Bid - Scope B2:</b>							
The environmental remediation in preparation for, & the deconstruction of, Ellis Hall without the award of any other work							
		\$521,000.00		\$1,341,000.00	\$725,000.00	\$708,000.00 + Tax	\$877,061.00
<b>ADDENDUM 1:</b>							
Add/Deduct Alternate for Scope B-1 Lead-Based Paint Abatement:							
The price for Lead-Based Paint Abatement listed in scope B-1 of the Bid Page will be increased/reduced based on abatement quantity verified by the Owners Environmental Consultant by the following amount:							
	1,000 SF	\$12.00		\$5.00	\$7,000.00 *	\$9,350.00	\$45,000.00
	5,000 SF	\$9.25		\$5.00	\$35,000.00 + No Mobilization Charges Included	\$46,750.00	\$225,000.00
Quantities, where listed, are estimated. Determination of exact quantity is the sole responsibility of Bidder. No mobilization charges are given to Demolition unless a separate bid is utilized for ACM, LBP, Mold, Lead, Dust, PCBs, Mercury or other hazardous or regulated material.							
Provide a proposed schedule and duration for all work on bar graph (e.g. Primavera).							



**AIRTEK ENVIRONMENTAL CORP.**

39 – 37 29<sup>th</sup> Street, Long Island City, New York, 11101  
Phone (718) 937-3720 Fax (718) 937-3721  
www.airtekenv.com

January 31, 2011

Mr. Robert J, Mangan, PE  
Director of Public Works  
Incorporated Village of Garden City  
351 Stewart Avenue  
Garden City, NY 11530

**Re: Project Consulting Services:  
Remediation and Demolition Project Management and Project Monitoring  
Proposed Scope A-1 at St. Paul's School (abatement and demolition of Main Building and  
Ellis Hall), Garden City, New York  
Airtek Proposal # 11-0029.BL**

Dear Mr. Mangan:

This Proposal is submitted to the Incorporated Village of Garden City, NY (hereinafter referred to as the "Client" or the "Owner") for environmental management services (the "Project") from Airtek Environmental Corp. (the "Consultant") at St. Paul's School, Garden City, New York (the "Site").

**PROJECT DESCRIPTION:**

Consultant would provide environmental remediation and deconstruction Project Management and Health & Safety Monitoring in support of the execution of the remediation and deconstruction project known as Scope A-1 (Remediation and Deconstruction of Main Building and Ellis Hall). The intent of the Project will be for the Consultant to act as the Owner's on-site representative, overseeing and reporting on the operations of the Contractor throughout the environmental remediation and deconstruction project. Consultant would also be responsible for all legally required third party air monitoring.

**SCOPE OF SERVICES:** The Consultant's services will consist of the following:

**Task I: Pre-Construction Services**

The Consultant's professional staff will assist the Client and its counsel in establishing an agreement and schedule with the selected Contractor for the remediation and deconstruction project. The Consultant will receive and review all pre-work submittals required by the agreement and the specifications, and will issue comments on the submittals. The Consultant will vet sub-contractors proposed by the Contractor including, but not limited to: waste haulers, disposal sites, support trades, etc. The Consultant will conduct a detailed review of the Work Plan submitted by the Contractor and will consult with the Client on the potential impact of aspects of the Work Plan on Client operations. The consultant will review all regulatory submittal documents and variance requests required for State and Federal agencies having jurisdiction over the work. On completion of all required permitting the Consultant will authorize the commencement of site work.

**Task II: Project Management Advisory Services & Project Administration**

The Consultant will provide an experienced Senior Site Hygienist/Project Manager (SS/PM) to act as the Owner’s site representative, to observe, document and report all site operations, to monitor and document all waste removal operations, and to supervise environmental monitoring operations. The SS/PM will fill a role analogous to that of a construction site superintendent on a conventional construction project, and will be on the site at all times that the contractor is working. The Consultant will establish a site office trailer for the duration of the project from which to administer oversight of the project and will provide a full-time administrative hygienist to organize and deliver project documentation as required by the Owner. During all deconstruction activities the site will be monitored by the SS/PM. The SS/PM will observe and record any instances of fugitive dust migration beyond the site borders and will enforce the Contractor’s dust control plan. The SS/PM will be on site and available to inspect and immediately address any site conditions that are encountered, and to document the nature and extent of those conditions. The Consultant will schedule and coordinate a bi-weekly construction meeting throughout the project and will advise the Owner of the time and place of these meetings. The Consultant will provide, at the completion of the project, a comprehensive report of all operations, environmental testing reports, waste transport and disposal records, daily reports, etc.

**Task III: Environmental Project Monitoring and Testing**

Asbestos - The Consultant will provide NYS Certified Asbestos Project Monitors as required to oversee the work practices of the asbestos removal contractor. The Project Monitor will act as a representative of the owner and will report any incidents of non-compliance with the law to the owner. The Consultant’s Project Monitor will continuously sample air around the work area as required by law to determine if airborne fiber counts exceed regulatory limits before, during and at the conclusion of the project. All air samples will be analyzed by Phase Contrast Microscopy (PCM) at Airtek’s Environmental Laboratory, which is accredited by the New York State Department of Health Environmental Laboratory Approval Program (ELAP #11040).

Universal Waste – The Consultant’s Site Hygienist will oversee the handling, packaging, manifesting and loading for transport of all Universal Waste. The Consultant’s professional staff will review disposal documentation and provide a report to the Owner.

**Task IV: Community Monitoring – Dust Control & Documentation**

An optional service available to the Client is community monitoring of the remediation and demolition site for fugitive dust and specific contaminants of concern to the Client. The intent of community monitoring is to document that the work of the project did not allow dust and contaminants to be disseminated from the site during the work. The monitoring program also allows the Consultant to alert the contractor to the need for more and/or different dust control methods.

**COMPENSATION:** The following time estimates are based on the time projected by the low bidder in the bid submitted to the Client. The Consultant shall be compensated for this Project as follows:

**Task I: Pre-Construction Services**

Senior Consultant/Principal	16 hrs	@ \$175.00/hr	= \$ 2,800.00
Senior Project Manger	40 hrs	@ \$95.00/hr	= \$ 3,800.00
Administrative Hygienist	40 hrs	@ \$65.00/hr	= \$ 2,600.00
		<b>Estimated Total</b>	<b>= \$ 9,200.00</b>

**Task II: Project Management Advisory Services & Project Administration (7 Months)**

Senior Consultant/Principal	56 hrs	@ \$175.00/hr	= \$ 9,800.00
Senior Site Hygienist/PM	1,323 hrs	@ \$95.00/hr	= \$125,685.00
Administrative Hygienist	1,323 hrs	@ \$65.00/hr	= \$ 85,995.00
Site Office Trailer	7 Months	@ \$1,200/month	= \$ <u>8,400.00</u>
<b>Estimated Total</b>			<b>= \$229,880.00</b>

**Task III: Environmental Project Monitoring and Testing**

Site Hygienist/Project Monitor	1,476 hrs	@ \$75.00/hr	= \$110,700.00
PCM Air Sample Analyses	2,431 samples	@ \$12.00/sample	= \$ <u>29,172.00</u>
<b>Estimated Total</b>			<b>= \$139,872.00</b>

**Task IV: Environmental Community Monitoring**

Senior Consultant/Principal/CIH	64 hrs	@ \$175.00/hr	= \$ 11,200.00
Industrial Hygienist – Included in SS/PM in Task II above			= \$ 0.00
(2) EBAM – Resp. Dust – PM-2.5	32 weeks	@ \$600/week	= \$ 19,200.00
(2) EBAM – Resp. Dust - PM-10	32 weeks	@ \$600/week	= \$ <u>19,200.00</u>
Additional Contaminants if Requested - TBD			
<b>Estimated Total</b>			<b>= \$ 49,600.00</b>

**GENERAL:**

Any protracted delays for reasons beyond the Consultant's control would result in renegotiation with the Client of the terms set forth in this letter. The order of renegotiation would be to establish and compensate for changes in price indices and pay scales applicable to the actual time period of services rendered.

This Letter Proposal represents the entire understanding between the Client and the Consultant with respect to the Project and may only be modified in writing signed by both parties. Acceptance of this Agreement will be affirmed by an authorized signature from the Client on the original Letter Proposal and the enclosed copy in the appropriate location. One copy is to be returned to the Consultant.

Thank you for giving Airtek the opportunity to be of service to the Incorporated Village of Garden City.

Very truly yours,



Benn Lewis  
Vice President

**Accepted For: The Incorporated Village of Garden City**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Please Print Name and Title



**AIRTEK ENVIRONMENTAL CORP.**

39 – 37 29<sup>th</sup> Street, Long Island City, New York, 11101  
Phone (718) 937-3720 Fax (718) 937-3721  
www.airtekenv.com

January 31, 2011

Mr. Robert J. Mangan, PE  
Director of Public Works  
Incorporated Village of Garden City  
351 Stewart Avenue  
Garden City, NY 11530

**Re: Project Consulting Services:  
Remediation and Demolition Project Management and Project Monitoring  
Proposed Scope B-1 at St. Paul's School (abatement of main building, abatement and  
demolition of Ellis Hall), Garden City, New York  
Airtek Proposal # 11-0030.BL**

Dear Mr. Mangan:

This Proposal is submitted to the Incorporated Village of Garden City, NY (hereinafter referred to as the "Client" or the "Owner") for environmental management services (the "Project") from Airtek Environmental Corp. (the "Consultant") at St. Paul's School, Garden City, New York (the "Site").

**PROJECT DESCRIPTION:**

Consultant would provide environmental remediation and deconstruction Project Management and Health & Safety Monitoring in support of the execution of the remediation and deconstruction project known as Scope B-1 (Remediation of the Main Building and Ellis Hall, and Deconstruction of Ellis Hall) at St. Paul's School in Garden City, New York. The intent of the Project will be for the Consultant to act as the Owner's on-site representative, overseeing and reporting on the operations of the Contractor throughout the environmental remediation and deconstruction project. Consultant would also be responsible for all legally required third party air monitoring.-

**SCOPE OF SERVICES:** The Consultant's services will consist of the following:

**Task I: Pre-Construction Services**

The Consultant's professional staff will assist the Client and its counsel in establishing an agreement and schedule with the selected Contractor for the remediation and deconstruction project. The Consultant will receive and review all pre-work submittals required by the agreement and the specifications, and will issue comments on the submittals. The Consultant will vet sub-contractors proposed by the Contractor including, but not limited to: waste haulers, disposal sites, support trades, etc. The Consultant will conduct a detailed review of the Work Plan submitted by the Contractor and will consult with the Client on the potential impact of aspects of the Work Plan on Client operations. The consultant will review all regulatory submittal documents and variance requests required for State and Federal agencies having jurisdiction over the work. On completion of all required permitting the Consultant will authorize the commencement of site work.

**Task II: Project Management Advisory Services & Project Administration**

The Consultant will provide an experienced Senior Site Hygienist/Project Manager (SS/PM) to act as the Owner’s site representative, to observe, document and report all site operations, to monitor and document all waste removal operations, and to supervise environmental monitoring operations. The SS/PM will fill a role analogous to that of a construction site superintendent on a conventional construction project, and will be on the site at all times that the contractor is working. The Consultant will establish a site office trailer for the duration of the project from which to administer oversight of the project and will provide a full-time administrative hygienist to organize and deliver project documentation as required by the Owner. During all deconstruction activities the site will be monitored by the SS/PM. The SS/PM will observe and record any instances of fugitive dust migration beyond the site borders and will enforce the Contractor’s dust control plan. The SS/PM will be on site and available to inspect and immediately address any site conditions that are encountered, and to document the nature and extent of those conditions. The Consultant will schedule and coordinate a bi-weekly construction meeting throughout the project and will advise the Owner of the time and place of these meetings. The Consultant will provide, at the completion of the project, a comprehensive report of all operations, environmental testing reports, waste transport and disposal records, daily reports, etc.

**Task III: Environmental Project Monitoring and Testing**

Asbestos - The Consultant will provide NYS Certified Asbestos Project Monitors as required to oversee the work practices of the asbestos removal contractor and enforce the contract specifications. The Project Monitor will act as a representative of the owner and will report any incidents of non-compliance with the law to the owner. The Consultant’s Project Monitor will continuously sample air around the work area as required by law to determine if airborne fiber counts exceed regulatory limits before, during and at the conclusion of the project. All air samples will be analyzed by Phase Contrast Microscopy (PCM) at Airtek’s Environmental Laboratory, which is accredited by the New York State Department of Health Environmental Laboratory Approval Program (ELAP #11040).

Universal Waste – The Consultant’s Site Hygienist will oversee the handling, packaging, manifesting and loading for transport of all Universal Waste. The Consultant’s professional staff will review disposal documentation and provide a report to the Owner.

Lead-Based Paint and Dust – The Consultant will provide a Site Hygienist equipped with an X-Ray fluorescence analyzer to delineate surfaces of the main building requiring lead abatement. The hygienist will document the locations and quantities of abatement required so that the add/deduct alternate price can be applied to the final cost of the work. The hygienist will conduct visual inspections of the abatement work and will conduct dust-wipe clearance testing at the completion of work throughout the building.

Mold and Pigeon Waste – The Consultant will provide a Site Hygienist to observe the abatement of mold and pigeon waste and document the locations and quantities for the final report.

**Task IV: Community Monitoring – Dust Control & Documentation**

An optional service available to the Client is community monitoring of the remediation and demolition site for fugitive dust and specific contaminants of concern to the Client. The intent of community monitoring is to document that the work of the project did not allow dust and contaminants to be disseminated from the site during the work. The monitoring program also allows the Consultant to alert the contractor to the need for more and/or different dust control methods.

**COMPENSATION:** The following time estimates are based on the time projected by the low bidder in the bid submitted to the Client. The Consultant shall be compensated for this Project as follows:

**Task I: Pre-Construction Services**

Senior Consultant/Principal	16 hrs	@ \$175.00/hr	= \$ 2,800.00
Senior Project Manger	40 hrs	@ \$95.00/hr	= \$ 3,800.00
Administrative Hygienist	40 hrs	@ \$65.00/hr	= <u>\$ 2,600.00</u>
<b>Estimated Total</b>			<b>= \$ 9,200.00</b>

**Task II: Project Management Advisory Services & Project Administration (10 Months)**

Senior Consultant/Principal	80 hrs	@ \$175.00/hr	= \$ 14,000.00
Senior Site Hygienist/PM	1,890 hrs	@ \$95.00/hr	= \$179,550.00
Administrative Hygienist	1,890 hrs	@ \$65.00/hr	= \$122,850.00
Site Office Trailer	10 Months	@ \$1,200/month	= <u>\$ 12,000.00</u>
<b>Estimated Total</b>			<b>= \$328,400.00</b>

**Task III: Environmental Project Monitoring and Testing**

Site Hygienist	4,230 hrs	@ \$75.00/hr	= \$317,250.00
PCM Air Sample Analyses	2,431 samples	@ \$12.00/sample	= \$ 29,172.00
USEPA Lead Inspector	900 hrs	@ \$85.00/hr	= \$ 76,500.00
XRF Analyzer	20 weeks	@ \$1,000/week	= \$ 20,000.00
Lead Clearance Wipe Samples	1,000 samples	@ \$15.00/sample	= <u>\$ 15,000.00</u>
<b>Estimated Total</b>			<b>= \$457,922.00</b>

**Task IV: Environmental Community Monitoring**

Senior Consultant/Principal/CIH	80 hrs	@ \$175.00/hr	= \$
14,000.00			
Industrial Hygienist – Included in SS/PM in Task II above			= \$ 0.00
(2) EBAM – Resp. Dust – PM-2.5	42 weeks	@ \$600/week	= \$ 25,200.00
(2) EBAM – Resp. Dust - PM-10	42 weeks	@ \$600/week	= <u>\$ 25,200.00</u>
Additional Contaminants as Requested	TBD		
<b>Estimated Total</b>			<b>= \$ 64,400.00</b>

**GENERAL:**

Any protracted delays for reasons beyond the Consultant's control would result in renegotiation with the Client of the terms set forth in this letter. The order of renegotiation would be to establish and compensate for changes in price indices and pay scales applicable to the actual time period of services rendered.

This Letter Proposal represents the entire understanding between the Client and the Consultant with respect to the Project and may only be modified in writing signed by both parties. Acceptance of this Agreement will be affirmed by an authorized signature from the Client on the original Letter Proposal and the enclosed copy in the appropriate location. One copy is to be returned to the Consultant.

Thank you for giving Airtek the opportunity to be of service to the Incorporated Village of Garden City.

Very truly yours,



Benn Lewis  
*Vice President*

**Accepted For: The Incorporated Village of Garden City**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Please Print Name and Title