

ADVERTISEMENT

Request for Proposals
ASBESTOS SURVEY,
ASBESTOS MONITORING, REPORTING, ETC.
AND
OTHER ASBESTOS RELATED PROFESSIONAL SERVICES

The Town of Poughkeepsie ("Town") will receive sealed proposals (4 signed copies) at the Poughkeepsie Town Clerk's Office, Town Hall, 1 Overocker Road, Poughkeepsie, NY 12603, until 11:00 a.m. on June 23, 2025 for the following three ITEMS:

1. (ITEM 1) The preparation of an asbestos survey after testing, sampling and site assessment; the preparation of required reports to the Department of Labor; and assistance to the Town in generating asbestos and hazardous waste handling procedures for distribution to potential contractors regarding the demolition of a residential premises ("Premises") located at 195 Vassar Road, Poughkeepsie, NY which is unsafe and unfit for human occupancy, and
2. (ITEM 2) Processing and evaluating, with the input of the Town and the chosen demolition contractor, any required applications for permits and variances for the demolition, the onsite monitoring of the demolition and removal of the Premises with required sampling, and the administrative reporting and close out of the permitting and variance processes for the demolition, and
3. (ITEM 3) The provision of other asbestos-related professional services on an hourly or per task basis as called for by the Town, including assistance with the preparation of specifications for demolition and disposal services generally and for this project.

Proposals will be publicly opened, and the names of the proposers identified at the above time and place. The contents of the proposals will be made public after a successful proposer has been contracted.

Copies of the Proposal Packet may be examined and obtained at the Town of Poughkeepsie Clerk's Office during regular business hours at the Town Hall, address above, and they are available online at <https://www.townofpoughkeepsie.com/Bids.aspx>.

To be advised of any addenda to the Proposal Packet and responses to inquiries, potential proposers must register their contact information with the Building Department at bflower@townofpoughkeepsie-ny.gov, with a copy to mmcaliney@townofpoughkeepsie-ny.gov, and then monitor <https://www.townofpoughkeepsie.com/Bids.aspx>.

ITEMs 1 and 2 above are prevailing wage projects, as may be work under ITEM 3.

BY ORDER OF THE TOWN BOARD
AN EQUAL OPPORTUNITY EMPLOYER

Felicia Salvatore, Town Clerk
Town of Poughkeepsie
Dated: May 30, 2025

(See RFP annexed)

REQUEST FOR PROPOSALS

ASBESTOS SURVEY, ASBESTOS MONITORING, REPORTING, ETC. AND OTHER ASBESTOS RELATED PROFESSIONAL SERVICES

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2. (ITEM 2) Processing and evaluating, with the input of the Town and the chosen demolition contractor, any required applications for permits and variances for the demolition, the onsite monitoring of the demolition and removal of the Premises with required sampling, administrative reporting, and the close out of the permitting and variance processes for the demolition, and
3. (ITEM 3) The provision of other asbestos related professional services on an hourly or per task basis as called for by the Town, including assistance with the preparation of specifications for demolition and disposal services generally and for this project.

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Proposals will be publicly opened, and the names of the proposers identified at the above time and place. The contents of the proposals will be made public after a successful proposer has been contracted.

I. General Terms:

- 1) Copies of this Proposal Packet may be examined and obtained at the Town of Poughkeepsie Clerk's Office during regular business hours at the Town Hall, address

above, and they are available online at

<https://www.townofpoughkeepsie.com/Bids.aspx>.

2) No proposer may withdraw its proposal, which shall be for all three ITEMS, for a period of 120 days after the date of opening. The successful proposer for ITEMS 1 and 2 will be required to perform in coordination with the Town and the successful demolition contractor during 2025.

3) The Town reserves the right to reject any and all proposals in whole or in part, to waive irregularities in connection with this procurement and to negotiate terms with multiple proposers for a contract or contracts that provide the best value to the Town based on experience, skill, training, integrity, price and overall value and benefit to the Town.

4) The chosen contractor and its technicians must hold all required permits and certifications and perform all work in compliance with the New York State Department of Labor regulations and all other applicable codes, laws, rules and regulations.

5) The contractor will be subject to the higher of the New York State Department of Labor and Federal Davis-Bacon Prevailing Wage Rate determinations, as required, and will be required to make all necessary submissions regarding same.

6) Adequate barrier fencing and signage, as required, must be supplied during ITEM 1 work, with all necessary precautions taken for the protection of the work and the safety of the public relating to that work.

7) Subcontracting will only be permitted if consented to in writing by the Town in advance in the exercise of its sole discretion.

II. SITE VIEWING:

Arrangements can be made for potential proposers to view the Premises from its perimeter. Please contact the Town of Poughkeepsie Building Department at 845-485-3655. The Premises structure is unsafe, unfit for human occupancy, may not be entered, and contains many unspecified objects and materials.

III. Proposal Format:

Proposals (4 paper copies) shall be written or typed, signed, and presented in the following format, utilizing the headings presented below for the organization of responses. Proposers shall address all questions and provide a sufficient level of detail to enable evaluation of the proposal. Failure to provide all information requested may result in rejection of the proposal.

* COMPANY -- Indicate the name, address, email and telephone number of the entity submitting the proposal, and identify the Project Manager who will be assigned to this project and one (1) contact person who can speak for the Project Manager.

* INSURANCE – Proposers shall submit with their proposals either proof of the coverages listed at Exhibit B hereto or their ability to obtain them at the time of contract. An indemnity clause running to the Town will be included in the contract with the Town.

* PREVIOUS EXPERIENCE/QUALIFICATIONS -- Present a listing of three (3) or more previously completed projects similar to the project ITEMS above. Provide the name of the client and the location of each referenced project, with enough detail regarding the work involved to enable a comparison of the referenced projects with the proposed ITEMS.

*REFERENCES – Provide three references (preferably governmental) with contact information.

*PERMITS AND CERTIFICATIONS – Detail the required and voluntarily held permits and certifications of the proposer and staff.

* DETAILED PLAN OF ACTION -- Provide an overview of how Proposer intends to perform ITEMS 1 and 2, including a time schedule (less than 30 days for each) for the completion of ITEMS 1 and 2 from Notice to Proceed.

* AVAILABLE SERVICES -- Present a statement of services which the proposer can provide to the Town in response to ITEM 3.

* COST – SEPARATELY provide the total cost for ITEM 1 work, and the total cost for ITEM 2 work, as well as the hourly rates by job title of employees who will be available to perform ITEM 3 work. For all ITEMS specify any proposed reimbursable expenses.

IV. Evaluation of Proposals:

Each proposal will be evaluated on the requested information only. Qualifying proposals, received by June 23, 2025 at 11:00 a.m. will be reviewed by the Town, which will designate a successful proposer/proposers.

The Town of Poughkeepsie is an Equal Employment Opportunity employer.

See attached Exhibits A (Photos) and
B (Insurance Requirements).

BY ORDER OF THE TOWN BOARD
AN EQUAL OPPORTUNITY EMPLOYER

Felicia Salvatore, Town Clerk
Town of Poughkeepsie
Dated: May 29, 2025

EXHIBIT A



195 Vassar Road
Poughkeepsie, NY 12603



Parcel Number

134689-6259-01-469860-0000

Parcel Location

195 Vassar Rd

Municipality

Poughkeepsie

Owner Name

Walters, Kenneth P. (Primary)

Primary Owner Mailing Address

195 Vassar Rd
Poughkeepsie, NY 12603



Parcel Details

Lot Size (acres):	1.9 Ac.	Split Town:	-
Filed Map:	-	Agri. District:	None
File Lot #:	-	School District:	(135601) Wappingers CSD
Land Use Class:	(210) 1 Family Res		

Assessment Information (Current)

Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
\$91,300	\$132,000	\$132,000	\$132,000	\$132,000	\$0
Tax Code:	Roll Section:	Uniform %:	Full Market Value:		
H (Homestead)	1 (Taxable)	89	\$148,300		
Tentative Roll:	Final Roll:	Valuation Date:			
5/1/2025	7/1/2025	7/1/2024			

Last Sale / Transfer

Sale Price:	Sale Date:	Deed Book:	Deed Page:	Sale Condition:	No. Parcels:
\$0	1/1/2000	1606	0938	-	0

Site Information

Site 1

Water Supply:	Sewer Type:	Desirability:	Zoning Code: *	Used As:
(3) Comm/public	(2) Private	(2) Typical	R20	-

Residential Building Information

Site 1

Year Built:	Year Remodeled:	Building Style:	No. Stories:	SFLA:	Overall Condition:
1950	-	(05) Colonial	2	1,728	(1) Poor
No. Bedrooms:	No. Full Baths:	No. Half Baths:	No. Kitchens:	No. Fireplaces:	Basement Type:
3	2	0	1	1	(4) Full
Central Air:	Heat Type:	Fuel Type:	First Story:	Second Story:	Additional Story:

No	(3) Hot wtr/stm	(4) Oil	864	864	0
Half Story:	3/4 Story:	Fin. Over Garage:	Fin. Attic:	Unfin. Half Story:	Unfin. 3/4 Story:
0	0	0	0	0	0
Fin. Basement:	Fin. Rec Room:	No. Rooms:	Grade:	Grade Adj. Pct.:	
0	0	0	(C) Average	105	

Improvements

Site 1, Improvement 1

Structure Code:	Dim. 1:	Dim. 2:	Quantity:
(RP3) Porch-screen	0	0	1
Year Built:	Condition:	Grade:	Sq. Ft.:
1950	(3) Normal	C	536

Site 1, Improvement 2

Structure Code:	Dim. 1:	Dim. 2:	Quantity:
(RG4) Gar-1.0 det	0	0	1
Year Built:	Condition:	Grade:	Sq. Ft.:
1950	(3) Normal	C	400

Site 1, Improvement 3

Structure Code:	Dim. 1:	Dim. 2:	Quantity:
(RC1) Carport	0	0	1
Year Built:	Condition:	Grade:	Sq. Ft.:
1950	(3) Normal	C	288

Special District Information

Special District: AF024

Special District Name:	Primary Units:	Ad Valorem Value:
Arlington Fire	0	\$132,000

Special District: TWOK3

Special District Name:	Primary Units:	Ad Valorem Value:
Town Wide Wat Imp	1000	\$0

Special District: GL000

Special District Name:	Primary Units:	Ad Valorem Value:
Pok Lib District	0	\$132,000

Special District: 999Y2

Special District Name:	Primary Units:	Ad Valorem Value:
Townwide Drain Imp	1000	\$0

Special District: CL057

Special District Name:	Primary Units:	Ad Valorem Value:
Consolidated Light	0	\$132,000

ABSOLUTELY NO ACCURACY OR COMPLETENESS GUARANTEE IS IMPLIED OR INTENDED. ALL INFORMATION ON THIS MAP IS SUBJECT TO CHANGE BASED ON A COMPLETE TITLE SEARCH OR FIELD SURVEY.



Town of Poughkeepsie
Building Department
Photographic Record

Date of photos
03/31/2021

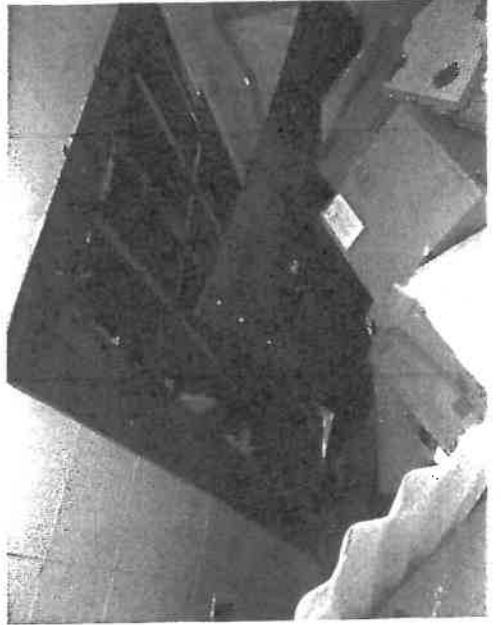
Property Address: 195 Vassar Road
Poughkeepsie, NY 12603

Grid # 6259-01-469860

Owner: Kenneth Walters

Tenant DBA: N/A

Town Inspector Signature: Wayne Cichon





Town of Poughkeepsie
Building Department
Photographic Record

Date of photos
03/31/2021

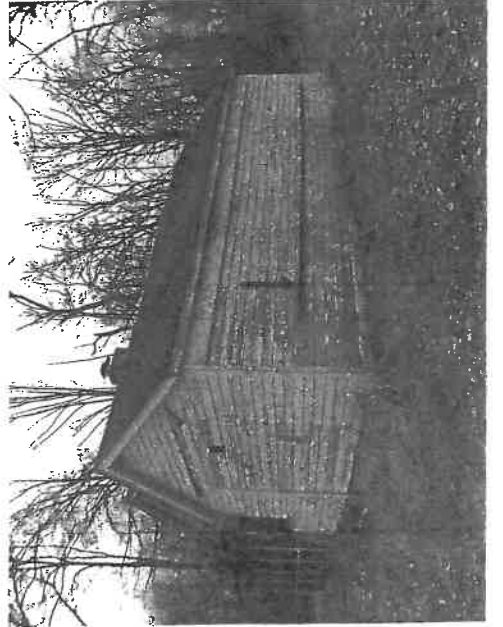
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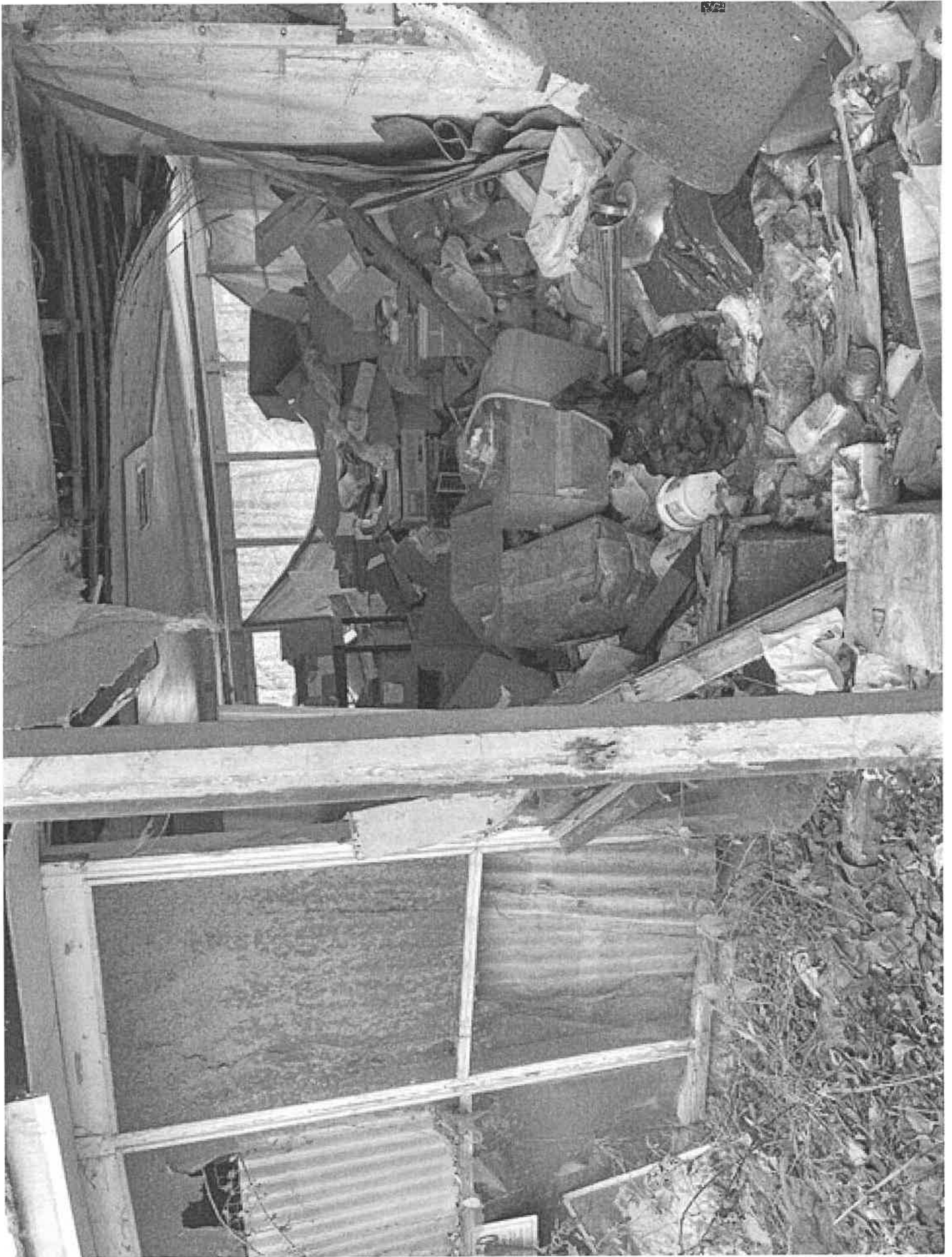




EXHIBIT B

Required Insurance Coverages (Asbestos Assessment/Monitoring/Reporting)

The Contractor shall purchase and maintain in full force and effect insurance policies with the coverage and limits provided below relating to work at 195 Vassar Road, Poughkeepsie NY (the "Premises"). The insurance should be from an insurer that has an A.M. Best Rating of "A" or better.

1. Commercial General Liability with limits not less than \$1,000,000 per occurrence, \$2,000,000 general aggregate, \$1,000,000 and \$2,000,000 products-completed operations aggregate. Such insurance shall cover liability arising from premises, operations, independent contractors, product-completed operations for one year following project completion, personal and advertising injury and liability assumed under an insured contract. There shall be no endorsement or modification of the Commercial GL form arising from work performed by subcontractors.
2. Contractors' pollution cleanup/remediation and pollution liability, including transport, with a limit of \$2,000,000 per claim and \$2,000,000 annual policy aggregate.
3. Business Automobile Liability with a limit of not less than \$1,000,000 each accident, including owned, non-owned, leased and hired vehicles.
4. Statutory Workers Compensation and employers' liability coverage for all employees, including corporate officers and sole proprietors.
5. Umbrella/Excess Liability with a limit of not less than \$1,000,000 per occurrence/aggregate.

The Town of Poughkeepsie, its officers, employees and agents (cumulatively the "Town") and the Premises owner are to be included as additional insureds on a primary and non-contributory basis for Commercial General Liability, Auto, Pollution, and Umbrella policies. The Commercial General Liability insured status shall use form CG 2037 for Products/Completed Operations, form CG 2010 for ongoing operations, or their equivalents.

No insurance policies obtained in accordance with this paragraph shall exclude coverage for liability resulting from application of either Section 240 or Section 241 of the New York State Labor Law.

Contractor agrees to require any and all subcontractors, whose retention must be approved in writing by the Town in advance, to obtain insurance coverages as provided above. The Commercial General Liability shall use form (CG 2037 for Products/Completed Operations, form CG 2010 for ongoing operations, or their equivalents).

All policies required by this paragraph shall include a waiver of subrogation in favor of the Town and Premises owner.

All policies and certificates of insurance shall expressly provide that the Town and Premises owner must receive 30 days written notice in the event of material alteration, cancellation or nonrenewal of coverage, including subcontractors' insurance.