Request For Proposal

for

CONSTRUCTION MANAGER SERVICES

JUNE 11, 2026

White Plains City School District
5 Homeside Lane
White Plains, NY 10605

Proposals must be submitted by:

Date: **JULY 16, 2026**
Time: 1:00 p.m.
Location: White Plains City School District
Business Office
5 Homeside Lane
White Plains, NY 10605

White Plains City School District

Request for Proposal for CONSTRUCTION MANAGER SERVICES

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PUBLIC NOTICE

REQUEST FOR PROPOSAL FOR
CONSTRUCTION MANAGER SERVICES

White Plains City School District
School Business Office
White Plains, New York 10605

The Board of Education of the White Plains City School District invites sealed proposals for providing **CONSTRUCTION MANAGER SERVICES.** The Request for Proposal ("RFP") including forms for proposal, certifications, General Information and Conditions, and Specifications may be obtained from the District's Business Office at 5 Homeside Lane, White Plains, NY 10605.

In all cases, it must be understood that the General Information and Conditions and Specifications of the White Plains City School District shall apply. Proposals must be in sealed, opaque envelopes marked "RFP – **CONSTRUCTION MANAGER SERVICES**" and will be received until **1:00** p.m. on **JULY 16, 2026,** at the Business Office. The Board of Education reserves the right to reject all proposals, to request clarifications or corrections to proposals received, to waive what it deems to be an informality in the RFP process, to waive what it deems to be technical defects, irregularities and/or omissions relating to a specific proposal, to negotiate any portion of the proposals received, to re-advertise and solicit additional proposals or to cancel this RFP if it is in the best interest of the District to do so.

Proposals will be evaluated by the District. Any aspects of the service not addressed by the General Information and Conditions, or Specifications are left for the proposer to address. Alternatives to the General Information and Conditions, Specifications or additions to the Specifications are to be clearly identified by the proposer.

White Plains City School District
Toni Russo
Purchasing Agent
5 Homeside Lane
White Plains, New York 10605
Telephone: 914-422-2072

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General Information and Conditions

1. Proposals must be presented in a sealed, opaque envelope addressed as follows:

   Toni Russo - Purchasing Agent
   White Plains City School District
   5 Homeside Lane
   White Plains, NY 10605
   Request for Proposal
   CONSTRUCTION MANAGER SERVICES

2. Proposals will be received until **1:00 p.m.** on **JULY 16, 2026,** at the White Plains City School District, White Plains, New York.

3. Notice of Interest form must be filled out and returned to the address above by JUNE 30, 2026.

4. For questions regarding the Specifications, contact **Toni Russo, Purchasing Agent at (914-422-2072)**.

5. The White Plains City School District (the "District") will not reimburse responding persons or entities for any expenses incurred in preparing, clarifying and/or negotiating proposals submitted in response to this request.

6. During the evaluation process, the White Plains City School District reserves the right, where it may serve the District, to request additional information or clarifications from proposers, or to allow corrections or omissions. At the discretion of the District, proposers may be requested to make oral presentations or to attend a meeting or interview as part of the evaluation process. Proposers will not be paid or reimbursed for any time spent or expenses incurred in making a presentation or attending any meeting or interview as part of the evaluation process.

7. The White Plains City School District reserves the right to retain all proposals submitted and to use any ideas in a proposal regardless of whether that proposal was selected. Submission of a proposal indicates acceptance of the conditions contained in this Request for Proposal ("RFP"), unless clearly and specifically noted in the resulting contract between the District and the selected proposer(s).

8. Proposals must include original copy, and an electronic copy (sent to tonirusso@wpcsd.k12.ny.us, with the subject line stating "RFP – **CONSTRUCTION MANAGER SERVICES**" of all pages of the RFP with each page initialed by the proposer. All proposals must be submitted on and in accordance with the forms included in this document. The proposal sheets are not to be removed from the document.

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9. Where so indicated by the makeup of the Proposal Form, sums shall be expressed in both words and numbers. In a case of discrepancy between the two, the amount written in words will govern. Prices and information required, except signature of the proposer, should be typewritten for legibility. Illegible or vague proposals may be rejected. All signatures must be handwritten in ink. Facsimile, printed, or typewritten signatures are not acceptable.

10. A proposal shall include the legal name of the proposer and a statement whether the proposer is a sole proprietor, a partnership, a corporation, or other legal entity, and shall be signed by the person or persons legally authorized to bind the proposer to a contract. All required signatures shall be handwritten in ink with the full name of the person executing same. Initials, stamps, photocopies or other copies, or company names may not be used in lieu of any required signature. A proposal by a corporation shall also give the State of Incorporation and have the corporate seal affixed on the signature pages of each Form of Proposal. A proposal submitted by an agent shall have a current Power of Attorney attached certifying the agent's authority to bind the proposer.

11. All information received in response to this RFP shall become the property of the District. All proposals may be made available upon request pursuant to the Freedom of Information Law ("FOIL") for public inspection, except to the extent that certain personally identifiable information may be redacted as an invasion of personal privacy or the proposer has designated, and the District concurs that certain information constitutes a trade secret or other proprietary information or data. If a proposer believes that a portion of its proposal contains trade secrets or other proprietary data that should remain confidential and not be disclosed, a statement advising the District of this fact shall accompany the proposal and the information is to be identified wherever it appears. Identifying an entire proposal as proprietary is unacceptable and may result in no part of the proposal being treated as containing a trade secret or other proprietary information or data.

12. Upon selection, the terms of the General Information and Conditions, the Specifications and the selected proposal will become incorporated into and form a part of the contract between the District and the selected proposer(s). Please include your proposed AIA Agreement for Construction Manager as Advisor.

13. This RFP does not commit the District to award a contract, pay any cost incurred in the preparation of a proposal in response to this RFP, or to contract for services. The District intends to award on the basis of the best interest and advantage to the District. **THE DISTRICT'S BOARD OF EDUCATION RESERVES THE RIGHT TO REQUEST CLARIFICATIONS OR CORRECTIONS TO PROPOSALS RECEIVED, TO ACCEPT OR REJECT ANY OR ALL PROPOSALS RECEIVED AS A RESULT OF THIS RFP, TO NEGOTIATE WITH ALL QUALIFIED PROPOSERS, TO WAIVE WHAT IT DEEMS TO BE AN INFORMALITY IN THE RFP PROCESS, TO WAIVE WHAT IT DEEMS TO BE TECHNICAL DEFECTS, IRREGULARITIES AND/OR OMISSIONS RELATING TO A SPECIFIC PROPOSAL, TO RE-**

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ADVERTISE AND SOLICIT ADDITIONAL PROPOSALS, TO ACCEPT THE WHOLE OR A PART OF A PROPOSAL FROM MORE THAN ONE PROPOSER OR TO CANCEL THIS RFP IN PART OR IN ITS ENTIRETY, AS IN THE BOARD OF EDUCATION'S JUDGEMENT IS IN THE BEST INTEREST OF THE DISTRICT. The District may select the proposal which, in the District's sole discretion and with whatever modifications the District and the proposer may mutually agree upon. No proposer shall have any legal, equitable, or contractual rights of any kind arising out of its submission of a proposal except as and to the extent that the District, in its sole discretion, shall enter into a contract with the proposer(s) that is selected.

14. All proposals received after the time stated in the Public Notice, as modified by any Addenda, will not be considered. The proposer assumes the risk of any delay in the mail or by means of personal delivery, the proposer assumes responsibility for having their proposal deposited on time at the place specified.

15. The submission of a proposal will be construed to mean that the proposer is fully informed as to the extent and character of the services, supplies, materials, or equipment required to satisfactorily comply with the requirements of this RFP, which are included in the General Information and Conditions and the Specifications.

16. The selected proposer(s) must agree to the following Non-Discrimination Clause:
    a. In hiring of employees for the performance of the services required by the resulting contract, the selected proposer shall not discriminate against any person who is qualified and available to perform such services by reason of such person's race, creed, color, sex, sexual orientation, gender identity, age, disability, religion, marital status, military status domestic violence victim status, predisposing genetic characteristics or national origin. All solicitations or advancements for employees placed by or on behalf of the selected proposer will state that all qualified applicants will receive consideration for employment without regard to race, creed, color, sex, sexual orientation, gender identity, age, disability, religion, marital status, military status domestic violence victim status, predisposing genetic characteristics or national origin.
    b. The selected proposer will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to such employee's race, creed, color, sex, sexual orientation, gender identity, age, disability, religion, marital status, military status domestic violence victim status, predisposing genetic characteristics or national origin. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The selected proposer will post in conspicuous places, available to employees and applicants for

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employment, notices setting forth the provisions of this nondiscrimination clause.

c. The selected proposer will not discharge or in any other manner discriminate against any employee or applicant for employment because such employee or applicant has inquired about, discussed, or disclosed the compensation of the employee or applicant or another employee or applicant. This provision shall not apply to instances in which an employee who has access to the compensation information of other employees or applicants as a part of such employee's essential job functions discloses the compensation of such other employees or applicants to individuals who do not otherwise have access to such information, unless such disclosure is in response to a formal complaint or charge, in furtherance of an investigation, proceeding, hearing, or action, including an investigation conducted by the employer, or is consistent with the selected proposer's legal duty to furnish information.
d. The selected proposer will send to each labor union or representative of workers with which he/she/it has a collective bargaining agreement or other contract or understanding, a notice advising the labor union or workers' representative of the selected proposer's commitments under Section 202 of Executive Order No. 11246 of the President of the United States of September 24, 1965, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
e. The selected proposer will comply with all provisions of Executive Order No. 11246 of the President of the United States of September 24, 1965, and of the rules, regulations, and relevant orders of the United States Secretary of Labor.
f. The selected proposer will furnish all information and reports required by Executive Order No. 11246 of the President of the United States of September 24, 1965, and by the rules, regulations, and orders of the Secretary of Labor, and will permit access to their books, records, and accounts by the District and the United States Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.
g. The selected proposer's noncompliance with the nondiscrimination clauses of the resulting contract may cause the resulting contract to be cancelled, terminated, or suspended in whole or in part and the selected proposer may be declared ineligible for further Government contracts in accordance with procedures authorized in Executive Order No. 11246 of President of the United States of September. 24, 1965, and such other sanctions may be imposed, and remedies invoked as provided in Executive Order No. 11246 of President of the United States of September 24, 1965, or by rule, regulation, or order of the United States Secretary of Labor, or as otherwise provided by law.
h. The selected proposer will be required to include all of these nondiscrimination clauses in any subcontract or purchase order issued with respect to the resulting contract (to the extent the subcontract is consented to by the District) unless exempted by rules, regulations, or orders of the United States Secretary of Labor issued pursuant to Section 204 of Executive

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Order No. 11246 of President of the United States of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The selected proposer will also be required to take such action with respect to any subcontract or purchase order as may be directed by the United States Secretary of Labor as a means of enforcing such provisions including sanctions for noncompliance. Provided, however, that in the event the selected proposer becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction, the selected proposer may request the United States to enter into such litigation to protect the interests of the United States.

17. Unless otherwise agreed by the District, the selected proposer will invoice the District for its services on a monthly basis for the services provided during the preceding month. The invoice shall state the type(s) of services rendered in the prior month and the fees payable for such services.

18. The selected proposer will be required to purchase from and maintain in a company or companies lawfully licensed to do business in the State of New York such insurance as will protect the selected proposer and the District from claims for which the selected proposer may be legally liable, whether such operations be by the selected proposer or by anyone directly or indirectly employed by any of the selected proposer, or by anyone for whose acts the selected proposer may be liable. The selected proposer(s) hereby agrees to effectuate the naming of the District as an unrestricted additional insured on the selected proposer(s)'s insurance policies, with the exception of workers' compensation and professional liability. If the policy is written on a claims-made basis, the retroactive date must precede the date of the resulting contract.

19. The policy naming the District as an additional insured shall:
    a. Be issued by an A.M. Best A- rated insurer, authorized to conduct business in New York State. A New York licensed and admitted insurer is required ; and
    b. State that the proposer's coverage shall be primary and non-contributory coverage for the District, its Board of Education, officers, employees, and volunteers with a waiver of subrogation in favor of the District including Workers Compensation.

20. The District shall be listed as an additional insured for General Liability coverage which shall be provided by standard or other endorsements that extend coverage to the District by using endorsement CG 20 26 or equivalent. The decision to accept an endorsement rest solely with the District. The certificate must state what endorsement is being used and a copy of the endorsements must be attached to the Certificate of Insurance to include General Liability, Auto Liability (where applicable) and Umbrella/Excess coverages. . The certificate of insurance must describe the services provided by the selected proposer that are covered by the liability policies.

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21. The selected proposer(s) agrees to indemnify the District for any applicable insurance policy deductibles or self-insured retentions.

22. Required Insurance for the selected proposer shall be:

a. Commercial General Liability

$1,000,000 per Occurrence/ $2,000,000 Aggregate
$2,000,000 Products and Completed Operations
$1,000,000 Personal and Advertising Injury
$100,000 Fire Damage
$10,000 Medical Expense

b. Worker's Compensation and N.Y.S. Disability

Statutory Workers' Compensation (C-105.2 or U-26.3); and NYS Disability Insurance (DB-120.1) for all employees per NYS WC and Disability laws. Proof of coverage must be on the approved specific form, as required by the New York State Workers' Compensation Board. ACORD certificates are not acceptable proof of Workers' Compensation Insurance of Disability Benefits Insurance. A person seeking an exemption must file a CE-200 Form with the state. The form can be completed and submitted directly to the WC Board online and a copy of such form must be provided to the District.

c. **Professional Errors and Omissions Insurance**

$2,000,000 per occurrence/$2,000,000 per aggregate for the professional acts of the selected proposer(s) performed under the resulting contract for the District. If written on a "claims-made" basis, the retroactive date must pre-date the inception of the resulting contract. Coverage shall remain in effect for THREE years following the completion of the professional acts of the selected proposer(s) performed under the resulting contract.

d. **Umbrella/Excess Insurance**

$3,000,000 each occurrence and aggregate. Umbrella/Excess coverage shall be on a follow-form basis over the required Auto Liability, Commercial General Liability and Professional Liability coverage.

e. Automobile Liability

$1,000,000 combined single limit for owned, hired, borrowed and non-owned motor vehicles.

23. The selected proposer(s) acknowledges that the failure to obtain such insurance on behalf of the District constitutes a material breach of the resulting contract and subjects it to liability for damages, indemnification and all legal remedies available to the District. The selected proposer(s) is to provide the District with a certificate of insurance, evidencing the above requirements have been met, prior to the commencement of work or use of facilities. The failure of the District to object to the contents of the certificate of insurance(s) or the absence of same shall not be deemed a waiver of any rights held by the District. At the District's request, the selected proposer(s) shall provide a copy of the declaration page of the liability and umbrella policies with a list of endorsements and forms. At the District's

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request, the selected proposer(s) also will provide a copy of the policy endorsements and forms.

If the selected proposer utilizes independent contractors, then they must provide verification that coverages extend to the independent contractors. If an independent contractor is required to provide Professional Errors and Omission coverage of their own, then proof of this coverage must also be provided to the District.

24. The District is a member/owner of the NY Schools Insurance Reciprocal (NYSIR). The proposers understand and acknowledge that the procurement of such insurance as required herein is intended to benefit not only the District but also the NYSIR, as the District's insurer.

25. This contract, if any, awarded as a result of this solicitation may be terminated for convenience by either party upon thirty (30) days written notice to the other party. In the event of such termination, the parties will adjust the accounts due and payable to the selected proposer for services rendered. The selected proposer will not incur any additional expenses upon receipt of the District's notification that the selected proposer's services have been terminated. Upon any such termination, the parties shall endeavor in an orderly manner to wind down activities hereunder. In the event of termination, all reports, and services due to the District must be completed by the selected proposer within thirty (30) days of the termination date. The contract awarded as a result of this solicitation may be terminated by the District in the event of a material breach by the selected proposer, upon three (3) days' written notice from the District. In the event of such termination, the District shall only pay the selected proposer for services provided prior to the termination in full compliance with the resulting contract and shall deduct from such sums (and if such sums are insufficient, the selected proposer shall pay to the District the additional sums required to compensate the District for) any costs and damages incurred by the District as a result of the material breach(es) of the resulting contract by the selected proposer,, including but not limited to the increased costs incurred by the District to secure replacement services.

26. The selected proposer(s) may not engage subcontractors, hire others to perform all or part of the resulting contract, nor otherwise delegate the selected proposer(s)'s obligations to perform under the resulting contract without the express written consent of the Assistant Superintendent for Business and Operations.

27. Proposals will provide, along with the completed proposal package, evidence demonstrating an ability to provide the requested services, including, a list of at least five (5) school districts which they have served and a summary of their experience over the past three (3) years of successful completion of the services required herein.

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28. No charge will be allowed for federal, state, or municipal sales and excise taxes since the District is exempt from such taxes. Exemption certificates, if required, will be furnished on forms provided by the proposer.

30. NON-EXCLUSION FROM PROGRAM PARTICIPATION:
    a. Proposer represents and warrants that it, its employees, subcontracts and/or its agents are not excluded from participation, and are not otherwise ineligible to participate, in a "federal health care program" as defined in 42 U.S.C. § 1320 a-7b(f) or in any other government payment program.
    b. In the event proposer or any of its employees, subcontractors or agents providing services to the District under this Agreement is excluded from participation or becomes otherwise ineligible to participate in any such program during the term of the resulting contract, the selected proposer will notify the District in writing within three (3) business days after such event. Upon the occurrence of such event, whether or not such notice is given, the District reserves the right to immediately terminate the resulting contract.
    c. Any employee, subcontractors or agent of the selected proposer found to be ineligible to participate in any such program during the term of the resulting contract will immediately cease services and be replaced with an eligible individual.

31 .By submitting a proposal, each proposer understands and agrees that, if selected, it will be responsible for complying with all applicable Federal, State, local statutes, rules, and ordinances. In addition, the selected proposer must adhere to all requirements and protocols as established by the District and the State Education Department of New York applicable to the services to be provided.

    a. The selected proposer shall comply with the Byrd Anti-Lobbying Amendment, 31 U.S.C. § 1352, by filing the required certification that it will not and has not used federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress or an employee of a member of Congress in connection with obtaining a federal contract, grant or any other award covered by 31 U.S.C. § 1352. In addition, in compliance with the Byrd Anti-Lobbying Amendment, the selected proposer must also disclose any lobbying with non-federal funds that takes place in connection with obtaining any federal award.
    b. To the extent applicable to the services to be provided and/or the materials to be supplied, the selected proposer will comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act, 42 U.S.C. § 7401, et seq., and the Federal Water Pollution Control Act as amended, 33 U.S.C. § 1251 et seq.
    c. The selected proposer must comply with all of the provisions of the Immigration Reform and Control Act of 1986 and regulations promulgated

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pursuant thereto and shall require its subcontractors to comply with same. The selected proposer shall agree to fully indemnify, protect, defend, and hold harmless the District, its Board of Education, officers, agents, and employees from and against any penalties, fees, costs, liabilities, suits, claims, or expenses of any kind or nature, including reasonable attorney's fees, arising out of or resulting from any violation or alleged violation of the provisions of said laws in connection with the services to be performed under the resulting contract.

d. To the extent applicable to the services to be provided and/or the materials to be supplied, the selected proposer will comply with Section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act, which requirements include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 CFR Part 247 that contain the highest percentage of recovered materials practicable where the purchase price of the item exceeds $10,000 or the value of the quantity acquired during the preceding fiscal year exceeded $10,000.
e. To the extent applicable to the services to be provided and/or the materials to be supplied, the selected proposer must comply with the requirements of 37 CFR Part 401, entitled "Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements" and the Standard Patent Right Clauses contained in 37 CFR Section 401.14 will be incorporated by reference and deemed a part of the resulting contract.

32. To the extent applicable, if federal funds/grants are used to purchase the services to be provided and/or the materials to be supplied, the selected proposer(s) acknowledges and agrees that the District is required to provide an evaluation of the services performed or materials supplied by the selected proposer(s). The District reserves the right for the District's representative and/or their designee to monitor and/or evaluate the services performed and/or materials supplied by the selected proposer(s) by (a) conducting on-site visits, observations, surveys and/or interviews with participants and stakeholders, (b) document an artifact collection and review and/or (c) any other means applicable to the services performed and/or materials supplied. The results of any evaluation of services provided and/or materials supplied will be used to improve the selected proposer's future services.

SPECIFICATIONS

White Plains City School District is seeking **CONSTRUCTION MANAGER SERVICES.**

White Plains City School District is comprised of nine (9) student-occupied buildings, as well as one administration building and two staff/support facilities. All properties and buildings are owned by the district. The district encompasses approximately 1,409,000 square feet

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of building space across 147 acres of land. These grounds include school buildings, playgrounds, sports courts, and athletic fields. The district's buildings were originally constructed between 1912 and 2009, with an average building age of approximately 76 years.

The District intends to award a contract to a Construction Management firm with a demonstrated history of successful completion of local school district capital construction projects .

Based on the District's Five-Year Plan, latest building condition survey ("BCS") and identified needs within its schools and facilities, the District seeks to develop a capital construction project for the approval of the District's voters that is anticipated to have a budget from $25 million to $75 million. This anticipated budget may increase or decrease as components of the proposed project are identified.

The Construction Management firm must be able to start work immediately upon selection and provide Pre-referendum coordination, cost estimating and other construction management services in support of the District's efforts. If the District's voters approve the proposed project, the selected Construction Manager will be required to provide Design Phase coordination, cost estimating, value engineering, budget tracking, cash flow reports, construction administration and other typical construction management services, including but not limited to the services identified below in the Scope of Work section.

The Construction Manager agrees that the designated Project Manager and Superintendent are **key personnel** and shall not be removed, reassigned, or replaced without the **prior written approval of the District**, except in the event of unforeseen circumstances beyond the Construction Manager's control.

The Construction Manager further acknowledges and agrees that:

- The **White Plains School District reserves the right, at any time and at its sole discretion**, to request the removal, reassignment, or replacement of **any Construction Management team member**, including employees, consultants, or subcontracted personnel.
- Upon notification by the District, the Construction Manager shall **promptly remove and replace the identified individual** with personnel acceptable to the District.
- All replacement personnel shall possess **equal or greater qualifications, experience, and expertise** appropriate to their role on the project.

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- The Construction Manager shall ensure that any transition of staff is performed in a manner that **maintains continuity of services and does not adversely impact project schedule, cost, or quality**.
- Any such replacement shall be made **at no additional cost to the District**.

The Construction Manager affirms its commitment to maintaining a **stable, responsive, and highly qualified project team**, and to addressing any District concerns regarding staff performance in a timely and professional manner.

1. **SCOPE OF WORK:**

Pre-referendum Phase:

- Review the District's current Five-Year Plan and BCS.
- Assist the District and the District's Architect in developing a proposed capital project that will address the items in the Five-Year Plan and BCS.
- Meet with members of the District's Project Team and stakeholders to develop the District's program, scope, and other pertinent aspects of any proposed capital project(s).
- Advise the District on the conceptual design of proposed capital construction project(s) and prepare cost estimates of the proposed project(s) prior to Board of Education approval of submitting the proposed project to the District's voters. The District's Architect and the selected Construction Manager shall reconcile their estimates of the cost of the proposed project.
- Attend public and site presentations as needed to develop the proposed capital construction projects.
- Collaborate and cooperate with any Architect retained by the District for any proposed capital construction project.
- Presentation to District Administration and the Board of Education of the District, as needed.

Pre-Construction/ Design Phase:

- Consult with the Architect and the District regarding the project program, budget, timetable, and advisability of various bidding options.
- Set up and administer the online construction management software to manage the flow of construction documents (meeting minutes, RFIs, shop drawings, submittals, etc.).
- Assist the District and/or the Architect in selecting consultants (i.e., testing labs), where appropriate.
- Report regularly to the District on progress of design and construction documents, budgets, project cash flow and schedules.
- Work with Architect and the District to prepare project General/Supplementary Conditions tailored for each project scope of work

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and consult with the District's attorney for compliance with front end requirements.

- Provide independent project cost estimates:
    i. Pre-Referendum
    ii. Design Development when the plans are 60% and 90% complete
    iii. Construction Documents/Pre-bid when plans are 50% and 100% complete

  The Construction Manager must reconcile its cost estimate with the cost estimates prepared by the Architect and prepare a report and options for projects over budget.
- Develop a construction-phasing schedule, following consultation with the District, to be included in contract documents.
- The construction manager will perform a constructability review, and will prepare a summary of key issues, constructability conflicts and risks, recommend design revisions with rationale, provide possible costs impacts and prepare a log that can be tracked and updated during owner, architect and construction manager meetings.
- Review construction documents and provide recommendations (possible value engineering depending on the District budget) prior to submission to NYSED and again prior to establishing bid date.
- Provide recommendations and package the documents into possible sub-divisions by prime contract category to be included in the contract documents.
- Solicit local bidder interest for the projects.
- Prior to bidding, assist the District and the District's Architect to identify and include in the construction documents scope(s) of work to be included as Add or Deduct Alternates for purposes of keeping the cost of construction within the District's budget for each project.
- Conduct pre-bid conferences.
- Conduct pre-award conferences with apparent low bidders to determine Proposer's understanding of bid documents and capacity/experience to complete work.
- Assist the District and Architect in evaluating the responsiveness and completeness of construction bids received.
- Recommend bidders for contact awards.
- After voter approval of any project(s), track expenditures against the approved budget and prepare "cash flow" reports for the District and its financial advisors.

Construction Phase:

- Provide start-up assistance.
- Notify Architect of any suspected deviation from contract documents.
- Coordinate activities of utility companies and the regulatory agencies.
- Coordinate all utility interruptions with the District.

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- On-site, continuous day-to-day inspection and supervision of all work in process including second shift, holiday and weekend work.
- Ensure that contractors follow all applicable Laws, Statutes, Codes and Regulations during construction and maintain required exit pathways.
- Coordinate all site stored material locations and contractor staging.
- Coordination of all contractors' activities.
- Act as liaison between contractors, the District and their designated representatives.
- Monitor the quality of the work and verify compliance with plans and specifications. Identify poor quality and non-conforming work for correction by contractors.
- To the extent feasible, prevent unauthorized visitors from entering the site.
- Review of contractor safety procedures on an on-going basis.
- Develop and maintain a site safety plan for each project site.
- Assist in maintaining good relations with surrounding community and ensure construction contractors implement reasonable methods to control dust, noise, lighting, odor, etc. as required by the contract specifications to minimize disturbances.
- Solicit, review and approve construction schedules.
- Review and validate any time and material work.
- Review and process contractor payment applications prior to approval by the Architect and maintain a log of all payments for all trades.
- Track expenditures against the approved budget and prepare "cash flow" reports for the District and its financial advisors.
- Expeditiously review contractor change order requests and proposals and make recommendations to the Architect and the Board of Education of the District.
- Monitor construction schedules and notify contractors to initiate corrective actions to remain on schedule.
- Prepare and maintain a master project schedule to be updated weekly.
- Log, monitor and review all requests for information (RFIs).
- Facilitate and expedite submission of all submittals and shop drawings and, if not required of the Architect, maintain accurate logs showing status of all submittals and shop drawings showing the status of each at each phase of submission and review.
- Maintain a daily log of activities on the jobsite, including but not limited to listing visitors to the job site, weather conditions, and descriptions of occurrences at the job site.
- Coordinate and monitor all required site and material testing during construction. Receive and review test reports. Recommend response to any test results failing to meet applicable specifications or requirements.
- Notify Architect in advance and coordinate required construction and testing observations to be witnessed by Architect or Engineers.
- Conduct weekly contractor site job meetings, including the preparation of

meeting minutes and distribution to all parties.
- Attend required meetings with the District and Architect.
- Prepare and present quarterly progress reports to the Board of Education.
- Maintain documentation and photographs of project progress. The time, date, and location of the photographs must be documented.
- Monitor and coordinate the progress of all project record drawings and initiate corrective actions with contractors to keep record drawings current.
- Maintain a file of all project documentation to be given to the District at project completion.
- Coordinate building occupancies and construction phasing to comply with the needs of the District.
- Coordinate punch list inspections and verify execution of punch list items, with final acceptance and sign off indicating compliance with the construction documents.
- Assist the District's personnel in assuming operation of all systems, including scheduling of instructional sessions by the applicable contractor as required in the project documents.
- Assist the District in exercising guarantees and warranties.
- Assist the District in the preparation of the final cost reports.

As-Built 3-D Laser Scanning:

- Provide 3-D laser scanning to document as constructed versus construction documents. **Please provide a separate price for this service.**

Knowledge of State Education Department Rules/Regulations/Guidelines:

The Construction Management Firm must have knowledge of State Education Department rules/regulations/guidelines including the following:

a. SED Project Application and Approval Process
b. SED Office of Facilities & Management Services Forms
c. Application and Certificate for Payment (Form AIA Document #G702/Cma)
d. Change Orders and Process for Approval of Change Orders

Include a general statement regarding knowledge of the above.

Weekly Status Reports:

The Construction Management Firm will be required to provide a Project Status Report once a week. The report shall include:

- Status of each construction project during the prior week with dated photographs.
- Anticipated work during the upcoming week.
- Summary of any new proposed change orders.
- Status of any pending proposed change orders.

 Proposer's Initials: _____

Financial Status Report Provided Twice A Month:

The Construction Management Firm will be required to provide a Financial Status Report twice a month. The report shall include:

- Schedule of all projects currently underway which includes:
  - Date assigned
  - Project name
  - Proposer's project number
  - SCHOOL DISTRICT Purchase Order number
  - Original contract amount
  - Revised contract amount (if applicable)
  - Amount invoiced to date
  - Current available balance
  - Brief summary of work accomplished per project during the previous month
  - Brief summary of work expected to be accomplished per project during the current month.
  - Brief summary of the pending proposed change orders.

The Successful Provider will be required to provide the above-described reports electronically, via e-mail, to the Superintendent of Schools, Assistant Superintendent for Business and Operations, and Director of Facilities.

2. **GENERAL REQUIREMENTS**

a. Inquiries concerning the RFP and the subject of the request for proposals must be made to:

Toni Russo, Purchasing Agent
White Plains City School District
5 Homeside Lane
White Plains, NY 10605

b. Firm / Individual Qualifications and Experience
   1. Provide affirmative statement that the firm/individual is independent of the District.
   2. State the name(s) of the individual(s) to be assigned to the District and provide brief resumes and related project experience.
   3. Provide a listing of references for school districts or other entities for which **CONSTRUCTION MANAGER SERVICES** were rendered within the past three years.

c. Proposer Information
   The following will be required in an overview as part of the proposer's proposal:

 Proposer's Initials: _____

1. Proposer name, size, and stability.
2. Provide the name and title of person(s) submitting the proposal, the proposer's main office address, and primary and secondary points of contact and their telephone and fax numbers, including area code.
3. Brief (one or two paragraphs) description of the proposer's business, its history, and future plans.
4. Provide copies of all applicable licenses and/or registrations held by the proposer and/or its owners, directors, officers, and/or employees.
5. Indicate number of years in business and experience in providing **CONSTRUCTION MANAGER SERVICES** for school districts.

3. DESCRIPTION OF THE DISTRICT

a. Contact Persons

The selected proposer(s)'s principal contact with the White Plains City School District will be the **ASSISTANT SUPERINTENDENT OF BUSINESS AND OPERATIONS, ANN VACCARO-TEICH (914-422-2064)** who will-coordinate the assistance to be provided by the District to the selected proposer(s), if any.

b. Background Information

The White Plains City School District is located in Westchester County, New York. The District continues its long tradition as one of the most forward-thinking school districts in the nation, in a community that supports public education. We have an enrollment of more than 7000 students. The District is comprised of a High School, a Middle School with two campuses, 5 elementary schools and the Community High School. Detailed information on the District can be accessed on the District's website www.whiteplainspublicschools.org .

4. PROPOSAL TIMELINE

The following is a list of the anticipated dates for the District's actions with respect to this RFP:

Request for proposal issued:	JUNE 11, 2026
Notice of Interest Due:	JUNE 30, 2026
Submission date for proposals:	JULY 16, 2026
Interviews:	JULY/AUGUST 2026
Board of Education Approval	AUGUST/SEPTEMBER 2026
Selected firm(s) notified:	AUGUST/SEPTEMBER 2026
Contract date:	Upon Appointment
	*All dates are tentative

 Proposer's Initials: _____

5. **COST OF SERVICES**

Include in the proposal the fees to be charged for providing the services that are the subject of this RFP. List all proposed fees for the services sought in this RFP. List hourly rate of pay for various personnel of the proposer, and decide which rates will be the basis for costing additional services that may be requested. **Identify and estimate reimbursable costs.**

6. EVALUATION OF PROPOSALS

The District will evaluate the responses based upon the information supplied by the proposer. Criteria for evaluations will include:

	Category	Weight
1	Firm Experience & Expertise- Experience in managing K-12 public school construction projects, track record delivering projects on time and within budget, familiar with NYSED regulations, state aid requirements, submissions, and bidding requirements.	20%
2	Technical Services & Services- Ability to provide construction cost estimates, constructability reviews, value engineering, scheduling, safety program, site scheduling and logistics, and change-order control processes. Review RFI's and mitigation and dispute resolution and capability.	15%
3	Key Personnel & Project Staffing- Qualified project executive, manager, estimator, and on-site superintendent. Depth of staffing and backup resources, availability and commitment to the district's projects, experience of assigned staff to handle district's projects.	15%
4	Project Approach & Methodology - Understanding the district requirements and limitations, coordination with multiple primes, stakeholder communications, phasing in construction during occupied schools, use of tools and project management systems and software. Quality control procedures system.	15%
5	Past Performance & References - Performance with other school districts and public agencies, references from owners and architects, history of	15%

 Proposer's Initials: _____

	budget adherence and timely delivery, and resolution of disputes and change orders.	
6	Cost Proposal/Fee Structure- Transparency of fee structure, pre-bond, pre-construction, and construction phases. Value relative to the services offered.	15%
7	Innovation & Value - Added services- Use of technology, Sustainability, added services beyond baseline scope.	5%

From the proposals received, the District may select a short list. The short list of proposers may be requested to attend an interview or meeting with the selection committee.

The undersigned acknowledges that there will be no cost to the District pertaining to the submission of its proposal or attending any meeting or interview. The District has the right to reject any and all proposals if, in its opinion, the best interest of the District will thereby be promoted.

 Proposer's Initials: _____

White Plains City School District
School Business Office
5 Homeside Lane
White Plains, New York 10605

RFP Appendices & Forms

 Proposer's Initials: _____

Appendix 1

NOTICE OF INTEREST

Request for Proposal ("RFP") – **CONSTRUCTION MANAGER SERVICES**

Please complete and return this confirmation by **JUNE 30, 2026,** to:

Ms. Toni Russo
Purchasing Agent
White Plains City School District
5 Homeside Lane
White Plains, NY 10605
Telephone: 914-422-2072
Fax: 914-422-2297
E-Mail: tonirusso@wpcsd.k12.ny.us

Failure to return this form may result in no further communication or addenda distribution regarding this RFP.

Company Name: _____

Address: _____

City, State, Zip: _____

Contact Person: _____

Phone Number: _____ Fax: _____

E-Mail Address: _____

I have received a copy of the above noted proposal.

_____ We will be submitting a proposal.

_____ We will not be submitting a proposal.

If you are responding that you are not submitting a proposal, please explain:

_____

_____

 Proposer's Initials: _____

Appendix 2

AFFIDAVIT
THIS FORM MUST BE SIGNED AND NOTARIZED

_____, being duly sworn, deposes and says, that as an

Owner/operator of: _____:

I hereby represent to the White Plains City School District that (check any that apply)

_____ (A) The owners/officers of this company have no criminal history.

_____ (B) The owners/officers of the company have been convicted of a misdemeanor or felony that was not expunged or sealed.

_____ (C) The company and/or its officers/owners have not had any lawsuits filed against them.

_____ (D) The company and/or its officers/owners have pending lawsuits filed against them.

If B is checked, I hereby provide the following details explaining this answer. Include at the minimum, the date(s) of conviction(s); for what misdemeanor(s) or felony(ies) the owners/officers were convicted; the jurisdiction(s) by which the owners/officers were convicted (attach additional sheets, if needed).

_____

_____

_____

If D is checked, I hereby provide the following details explaining this answer. Include at the minimum, the date(s) the lawsuit(s) was filed; the reason for the lawsuit(s); the jurisdiction(s) where the lawsuit(s) was filed and the outcome(s) of the lawsuit(s) (attach additional sheets if needed).

_____

_____

_____

 Proposer's Initials: _____

I understand that my completion and submission of this Affidavit is just one part of the proposal process. I certify that my statements in this Affidavit and in any explanatory enclosures are, to the best of my knowledge and belief, true and correct, and that any omission and/or misstatement of any material fact(s) may cause the District to: (A) reject the submission of this proposal, (B) revoke any award of contract from the Board of Education; and/or (C) terminate the resulting contract and any fees pending.

Subscribed and sworn to before me

this _____ day of _____, ____ _____
(Person, Firm, or Corporation)

_____ _____
Notary Public (Authorized Signature)

 Proposer's Initials: _____

Appendix 3

CONFLICT OF INTEREST CERTIFICATION
THIS FORM MUST BE SIGNED AND NOTARIZED

Name of Proposer _____

Business Address _____

Telephone Number _____ Date of Proposal _____

The proposer above mentioned declares and certifies:

First	That the said proposer is of lawful age and the only one interested in this proposal, and that no one other than said proposer has any interest herein.
Second	That this proposal is made without any previous understanding, agreement or connection with any other person, firm, or corporation making a proposal for the same purpose, and is in all respects fair and without collusion or fraud.
Third	That no member of the Board of Education of the White Plains City School District nor any officer or employee or person whose salary is payable as a whole or in part from the treasury of said Board of Education is directly or indirectly interested in this proposal or in the supplies, materials, equipment, work, or services to which it relates, or in any portion of the profits thereof.
Fourth	That said proposer has carefully examined the instructions, General Information and Conditions, Appendices, and Specifications prepared under the direction of the Board of Education, and will, if successful in this proposal, furnish and deliver at the prices proposed and within the time stated, all materials, supplies, apparatus, goods, wares, merchandise, services, or labor for which this proposal is made.
Fifth	That the prices quoted are net and exclusive of all federal, state, and municipal sales and excise taxes.
Sixth	The following non-collusive proposal certification applies to this proposal.

Subscribed and sworn to before me

this _____ day of _____, ____ _____
(Person, Firm, or Corporation)

_____ _____
Notary Public (Authorized Signature)

 Proposer's Initials: _____

Appendix 4

NON-COLLUSIVE PROPOSAL CERTIFICATION

THIS FORM MUST BE SIGNED AND NOTARIZED

Pursuant to Section 103-D of New York State General Municipal Law, every proposal made to a political subdivision of the state or any public department, agency or official thereof where competitive proposals are required by statute, rule, regulation, or local law, for work or services performed or to be performed or goods sold or to be sold, shall contain the following statement subscribed by the proposer, and affirmed by such proposer as true under the penalties of perjury:

a) By submission of this proposal, each proposer and each person signing on behalf of any proposer certifies and in the case of a joint proposal each party thereto certifies as to its own organization, under penalty of perjury, that to the best of knowledge and belief:

1) The prices in this proposal have been arrived at independently without collusion, consultation, communication, or agreement, for the purpose of restricting competition, as to any matter relating to such prices with any other proposer or with any competitor, or potential competitor.

2) Unless otherwise required by law, the prices which have been quoted on this proposal have not been knowingly disclosed by the proposer and will not knowingly be disclosed by the proposer prior to opening, directly or indirectly, to any other proposer or to any competitor or potential competitor, and

3) No attempt has been made or will be made by the proposer to induce any other person, partnership, or corporation to submit or not to submit a proposal for the purpose of restricting competition.

b) Any proposal made by a corporate proposer shall be deemed to have been authorized by the board of directors of the proposer, and such authorization shall be deemed to include the signing and submission of the proposal and the including therein of the certificate as to non-collusion as the act and deed of the corporation.

Furthermore, that the proposer is legally competent and authorized to submit a proposal; that said proposer has carefully examined the instructions, General Information and Conditions, Appendices and Specifications and if successful will furnish and deliver, at the prices proposed and within the time stipulated, all the materials, supplies, apparatus, goods, service and labor for which this proposal is made; that in the event of the failure of the undersigned proposer to perform the services contained in the proposal the Board of Education of the White Plains City

 Proposer's Initials: _____

School District may terminate the resulting contract as set forth in the General Information and Conditions of the Request for Proposal; that the proposer agrees to comply with applicable New York State labor laws and other applicable state and federal laws.

Subscribed and sworn to before me

this _____ day of _____, ____ _____
(Person, Firm, or Corporation)

_____ _____
Notary Public (Authorized Signature)

Commission Expires_____

 Proposer's Initials: _____

Appendix 5

HOLD HARMLESS AGREEMENT

THIS FORM MUST BE SIGNED AND NOTARIZED

It is hereby agreed and understood that, to the extent permitted by law, the proposer agrees to hold harmless and indemnify the White Plains City School District, its Board of Education, officers, agents, servants, and employees from any lawsuit, action, proceeding, liability, judgment, claim, or demand which may arise out of:

Any injury to person or property sustained by the proposer, its owners, operators, officers, directors, agents, servants, or employees, or any person, firm, or corporation employed directly or indirectly by the proposer upon or in connection with the performance of the resulting contract.

However, caused, any injury to person or property sustained by any person, firm, or corporation, caused by any act, default, error, or omission of the selected proposer, its owners, operators, officers, directors, agents, servants or employees or any person, firm, or corporation, directly or indirectly employed by the proposer upon or in connection with performance under the resulting contract.

The assumption of indemnity, liability, and loss hereunder shall survive proposer's completion of service or other performance hereunder and any termination of the resulting contract.

The proposer at its own expense and risk shall defend any such legal proceedings that may be brought against the District, its Board of Education, officers, agents, servants, and/or employees on any claim or demand, and shall satisfy any judgment that may be rendered against the District, its Board of Education, or any officers, agents, servants, or employees.

This indemnification, defense, and hold harmless agreement shall apply to any lawsuit, action, proceeding, liability, judgment, claim, or demand, of whatever name or nature, notwithstanding that proposer may deem the same to be frivolous or without merit. It is intended that this agreement be interpreted in the broadest manner possible so as to insulate all of the entities, parties, and individuals named above from any liability, cost, or judgment, monetary or otherwise, as the same may relate to the personnel and services provided by the proposer.

Subscribed and sworn to before me

this _____ day of _____, ____ _____

(Person, Firm, or Corporation)

_____ _____

Notary Public (Authorized Signature)

 Proposer's Initials: _____

Appendix 6

IRAN DIVESTMENT ACT OF 2012 CERTIFICATION FORM
THIS FORM MUST BE SIGNED AND NOTARIZED

In order to be considered a responsible proposer, entities must certify that they are not on the list created and maintained by the State Office of General Services cataloging significant investment in the Iranian energy sector.

Entities that cannot make this certification may only be awarded the proposal if:

1. The entity's investment activities in Iran were made before April 12, 2012; the investment activities in Iran have not been expanded or renewed after that date; and the entity has adopted, publicized, and is implementing a formal plan to cease the investment activities in Iran and to refrain from engaging in any new investments in Iran; or

2. The White Plains City School District makes a determination, in writing, that the goods or services are necessary for the District to perform its functions and that, absent such an exemption, the District would be unable to obtain the goods or services for which the contract is offered.

By submission of this proposal, each proposer and each person signing on behalf of any proposer certifies, and in the case of a joint proposal each party thereto certifies as to its own organization, under penalty of perjury, that to the best of its knowledge and belief that each proposer is not on the list created pursuant to paragraph (b) of subdivision 3 of section 165-a of the New York State Finance Law.

Subscribed and sworn to before me

this _____ day of _____, ____ _____
(Person, Firm, or Corporation)

_____ _____
Notary Public (Authorized Signature)

Commission Expires_____

 Proposer's Initials: _____

Appendix 7

SEXUAL HARASSMENT PREVENTION WRITTEN POLICY & TRAINING CERTIFICATION FORM

THIS FORM MUST BE SIGNED AND NOTARIZED

I, _____, being duly sworn, deposes and says that
(Name of Individual Signing this Certification)

I am the _____ of the _____
(Title/Position of Signer) (Name of Proposer)

and that by submission of this proposal, I certify on behalf of the above-named proposer, and in the case of a joint proposal each party thereto certifies as to its own organization, under penalty of perjury, that the above-named proposer has and has implemented a written policy addressing sexual harassment prevention in the workplace and provides annual sexual harassment prevention training to all of its employees. Such policy, at a minimum, meets the requirements of Section 201-g of the New York State Labor Law.

_____
Signature

Sworn to before me this
_____day of _____, _____

_____
Notary Public

 Proposer's Initials: _____

Appendix 8

PROPOSER NOT ON EXCLUSION LIST MAINTAINED BY THE FEDERAL GOVERNMENT'S SYSTEM FOR AWARD MANAGEMENT (SAM) CERTIFICATION FORM
THIS FORM MUST BE SIGNED AND NOTARIZED

I, _____, being duly sworn, deposes and says that
(Name of Individual Signing this Certification)

I am the _____ of the _____
(Title/Position of Signer) (Name of Proposer)

and that by submission of this proposal, I certify on behalf of the above-named proposer, under penalty of perjury, that the above-named proposer is not on the Exclusion List maintained by the U.S. Government's System for Award Management (SAM).

_____
Signature

Sworn to before me this
____day of _____, _____

_____
Notary Public

Portion of this form below this line is FOR OFFICE USE ONLY. Proposer completes only portion of the form above this line. The portion of this form below this line will be completed by White Plains City School District (WPCSD) employee requesting new or updated vendor information.

Print WPCSD Employee Name and Title: _____

Date reviewed U.S. Government's SAM's Exclusion List: _____

Proposer Name: _____

Check the one that applies:

_____ Proposer was NOT included on U.S. Government's SAM's Exclusion List

_____ Proposer was included on U.S. Government's SAM's Exclusion List

WPCSD Employee Signature: _____

 Proposer's Initials: _____

Appendix 9

PROPOSER WARRANTIES

A. Proposer warrants that it is willing and able to comply with all laws and regulations of the State of New York. Proposer warrants that it is willing and able to obtain an error and omissions insurance policy for at least the amount of coverage required in the attached Request for Proposal ("RFP") for the willful or negligent acts, or omissions of any of its owners, operators, directors, officers, employees, or agents.

B. Proposer warrants that it will not delegate or subcontract its responsibilities under the contract resulting from the attached RFP without the express prior written permission of the White Plains City School District.

C. Proposer warrants that all information provided by it in connection with this proposal is true and accurate.

D. Proposer warrants they have read and understand all General Information and Conditions, Appendices, Specifications, terms and conditions and requirements of the attached RFP.

Signature of Official: _____

Name (typed): _____

Title: _____

Firm: _____

Date: _____

Proposer's Initials: _____

Appendix 10

Quotation Form

Name of Firm: _____

Authorized Individual: _____

Pricing Information:

1. Please Provide Fee Percentage of Actual Construction Costs for total project costs of:

   Less than 3,000,000 _____ % of total construction costs

   $3,000,001 to $10,000,000 _____ % of total construction costs

   $10,000,001 to $20,000,000 _____ % of total construction costs

   $20,000,001 to $30,000,000 _____ % of total construction costs

   $30,000,001 to $45,000,000 _____ % of total construction costs

   Over $45,000,001 _____ % of total construction costs

2. Price for 3-D Laser Scanning of As-Built Conditions:
   a. Less than 10,000 sq ft $_____
   b. 10,001 sq ft to 20,000 sq ft $_____
   c. Over 20,000 sq ft $_____
   d. 10,001 sq ft to 20,000 sq ft $_____
   e. Alternative pricing $_____

3. List hourly rate of pay for various personnel with your firm as a basis for costing additional services, which may be requested:

   Principal _____
   Project Manager _____
   Site Manager _____
   Estimator _____
   Commissioning _____
   Other _____

 Proposer's Initials: _____

4. Identify and estimate reimbursable costs:

Reimbursable Costs:	Rate:

Proposer's Initials: _____

Appendix 11

District BCS (showing items completed/or ongoing)

SEE PAGES 37-39 FOR SAMPLE BCS

SAMPLE

 Proposer's Initials: _____

F&O: Future Projects for Consideration

Location	Description	*Source	Priority	$ Estimate	2026-2027 Capital Funding	2026-2027 Operations Budget	2027-2028 Capital Funding	2027-2028 Operations Budget	2028-2029 Capital Funding	2028-2029 Operations Budget	2029-Future Capital Funding	2029-Future Operations Budget	Comments
Church	Fire Alarm System Upgrade	BCS	1	$ 500,000	$ 500,000								Replacement of full system, panel, smoke heads, strobes
Church	Electrical Panel Replacements	BCS	2	$ 500,000			$ 500,000						
Church	Transfer Switch for safety systems	BCS	3	$ 75,000			$ 75,000						
Church	Classroom Renovation: flooring, ceiling, lights, casework, paint (5) $112sf	BCS		$ 420,000				$ 210,000		$ 210,000			
Church	Underground Oil Tank Removal	MTC		$ 175,000						$ 175,000			
Church	Playground Expansion & drainage-Improvements include retaining wall	BCS		$ 495,750							$ 495,750		
Church	Replace old,deteriorated ceiling system in select classrooms & auditorium	BCS		$ 510,000							$ 510,000		
Church	Replace existing hot-water boiler plant, end of useful life	BCS		$ 750,000							$ 750,000		
	Church Street Total			**$ 3,425,750**	$ 500,000	$ -	$ 575,000	$ 210,000	$ -	$ 385,000	$ 1,755,750	$ -	
Mamaroneck	**Electrical Panel Replacements**	BCS	1	$ 255,000	$ 255,000								
Mamaroneck	**Transfer Switch for safety systems**	BCS	2	$ 75,000	$ 75,000								
Mamaroneck	**Upgrade Fire Alarm EST3 panel**	BCS	3	$ 150,000						$ 150,000			
Mamaroneck	**Underground Oil Tank Removal**	MTC	4	$ 175,000		$ 175,000							
Mamaroneck	Replacement of Windows (1990) addition	BCS		$ 900,000			$ 900,000						
Mamaroneck	Make repairs, mill and repave existing basketball court	BCS		$ 200,000				$ 200,000					
Mamaroneck	Skylight Replacement	BCS		$ 100,000								$ 100,000	
Mamaroneck	Replace existing steam boiler plant, end of useful life	BCS		$ 900,000							$ 900,000		
Mamaroneck	Replace old/deteriorated ceiling system in select classrooms	BCS		$ 242,000								$ 242,000	
Mamaroneck	Repave and regrade northern and eastern parking lots to improve drainage.	BCS		$ 250,000							$ 250,000		
Mamaroneck	Exterior Prefab Restroom	BCS		$500,000							$ 500,000		
	Mamaroneck Total			**$ 3,747,000**	$ 330,000	$ 175,000	$ 900,000	$ 200,000	$ -	$ 150,000	$ 1,650,000	$ 342,000	
George Washington	**Electrical panel replacements**	BCS	1	$ 180,000	$ 180,000								
George Washington	**Transfer Switch for safety systems**	BCS	2	$ 75,000	$ 75,000								
George Washington	**Site Work for new entrance and exit for buses & emergency access**	BCS	3	$ 560,000	$ 560,000								
George Washington	**Upgrade Fire Alarm EST3 panel**	BCS	4	$ 150,000		$ 150,000							
George Washington	Window Replacement (1991 addition) Library wing	BCS		$ 575,400			$ 575,400						
George Washington	Classroom Renovation flooring, ceiling, lights, casework, paint (5-10)	BCS		$ 500,000				$ 250,000		$ 250,000			
George Washington	Drainage improvements for parking lot and basement boiler rm	BCS		$ 400,000					$ 400,000				
George Washington	Basement Renovation - Classrooms & Corridor (wainscoting / finishes)	BCS		$ 900,000							$ 900,000		
George Washington	Replace existing steam boiler plant, end of useful life	BCS		$ 1,000,000							$ 1,000,000		
George Washington	Renovate (6) existing typical bathrooms at 250 SF each.	BCS		$ 950,000							$ 950,000		
	George Washington Total			**$ 5,290,400**	$ 815,000	$ 150,000	$ 575,400	$ 250,000	$ 400,000	$ 250,000	$ 2,850,000	$ -	

Location	Description	*Source	Priority	$ Estimate	2026-2027 Capital Funding	2026-2027 Operations Budget	2027-2028 Capital Funding	2027-2028 Operations Budget	2028-2029 Capital Funding	2028-2029 Operations Budget	2029-Future Capital Funding	2029-Future Operations Budget	Comments
Post Road	**Repave Staff parking lot- Install security gate**	BCS	1	$ 150,000	$ 150,000								
Post Road	Fire Alarm Panel upgrade	BCS		$ 401,344							$ 401,344		
Post Road	Expansion, Repaving and drainage improvements basketball Court	BCS		$ 562,500					$ 562,500				
Post Road	Replace Roofing system	MTC	2	$ 450,000			$ 450,000						22,250 Sf of single-ply roofing replacement (15 yrs-2010)
	Post Road Total			**$ 1,563,844**	$ 150,000	$ -	$ 450,000	$ -	$ 562,500	$ -	$ 401,344	$ -	
Ridgeway	Fire Alarm panel upgrade	BCS	1	$ 756,360	$ 756,360								
Ridgeway	Transfer Switch for safety systems	BCS	2	$ 75,000				$ 75,000					
Ridgeway	Electrical panel replacements	BCS	3	$ 180,000				$ 180,000					
Ridgeway	Replace Exterior Fascia & Soffits	BCS	4	$ 370,400			$ 370,400						
Ridgeway	Underground Oil Tank Removal	MTC		$ 175,000						$ 175,000			
Ridgeway	Ceiling Replacements	BCS		$ 682,000					$ 682,000				

Ridgeway	Replace interior classroom doors masonry infill existing storefront sys (17).	BCS		$ 304,500							$ 304,500		
Ridgeway	New Music Room Addition	BCS		$ 900,000							$ 900,000		
Ridgeway	Replace existing steam boiler plant, end of useful life	BCS		$ 750,000							$ 750,000		
Ridgeway	Renovate (2) gang bathrooms & (10) typical single use bathrooms.	BCS		$ 500,000							$ 500,000		
	Ridgeway Total			**$ 4,693,260**	$ 756,360	$ -	$ 370,400	$ 255,000	$ 682,000	$ 175,000	$ 2,454,500	$ -	
Eastview	**Window Replacement (All)**	BCS	1	$ 6,600,000	$ 6,600,000								Based on actual costs of Rochambeau, $166sf
Eastview	**Improve Drainage on Amherst Pl. & Waterproof Boiler Rm & Basement**	Study	2	$ 300,000	$ 300,000								
Eastview	Repave parking lots and new curbing	BCS		$ 700,000						$ 350,000		$ 350,000	
Eastview	New fire alarm system to be installed.	BCS		$ 756,360							$ 756,360		
Eastview	Replace (175 single) and (20 double) interior doors.	BCS		$ 1,595,000							$ 1,595,000		
Eastview	Replace sewer line in original bldg. and connect to Main St.	MTC		$ 150,000			$ 150,000						
Eastview	Renovation of restrooms in auditorium balcony	BCS		$ 100,000				$ 100,000					
Eastview	Replace existing steam boiler plant, end of useful life	MTC		$ 1,200,000							$ 1,200,000		Based on useful life, missing on BCS
	Eastview Total			**$ 11,401,360**	$ 6,900,000	$ -	$ 150,000	$ 100,000	$ -	$ 350,000	$ 3,551,360	$ 350,000	
Highlands	Renovation of Classrooms, Hallways, Windows & Auditorium: **$38.5M**	**BCS**		**$ 31,125,000**							**$ 31,125,000**		
Highlands	**Window replacement**	BCS	1	$ 3,900,000	$ 3,900,000								Based on actual costs of Rochambeau, $166sf
Highlands	**Auditorium seating replacement and painting**	BCS	2	$ 1,900,000	$ 1,900,000								
Highlands	**ADA Entrance**	BCS	3	$ 300,000	$ 300,000								
Highlands	**Transfer Switch for safety systems**	BCS	4	$ 75,000	$ 75,000								
Highlands	Boiler Plant Replacement	BCS	5	$ 1,200,000			$ 1,200,000						
Highlands	Synthetic Track Resurfacing	MTC	6	$ 1,200,000					$ 1,200,000				Replacement of track
Highlands	Serving Area Kitchen Upgrade	MTC	7	$794,000	$ 794,000								
	Highlands Total			**$ 40,494,000**	$ 6,969,000	$ -	$ 1,200,000	$ -	$ 1,200,000	$ -	$ 31,125,000	$ -	
Location	**Description**	***Source**	**Priority**	**$ Estimate**	**2026-2027 Capital Funding**	**2026-2027 Operations Budget**	**2027-2028 Capital Funding**	**2027-2028 Operations Budget**	**2028-2029 Capital Funding**	**2028-2029 Operations Budget**	**2029-Future Capital Funding**	**2029-Future Operations Budget**	**Comments**
Rochambeau	Upgrade Fire Alarm EST3 panel	BCS	1	$ 48,500		$ 48,500							Replacement of the Main fire panel
Rochambeau	Boiler Plant Replacement	BCS	2	$ 1,200,000					$ 1,200,000				
Rochambeau	Resurface tennis/basketball court areas.	BCS		$ 120,000				$ 120,000					
	Rochambeau Total			**$ 1,368,500**	$ -	$ 48,500	$ -	$ 120,000	$ 1,200,000	$ -	$ -	$ -	
High School	Replacement of Field House Bldg. & Add a 2nd Floor	BCS	1	$ 11,700,000	$ 11,700,000								
High School	Fire Alarm Replacement	BCS	2	$ 1,605,200	$ 1,605,200								
High School	Transfer Switch for safety systems	BCS	3	$ 75,000		$ 75,000							Reuse existing generator for emergency svcs
High School	Install Turf for Varsity Baseball & Softball/Site Drainage Improve Included	MP		$ 9,300,000			$ 9,300,000						
High School	A-Wing Boiler Replacement	BCS		$ 1,390,000					$ 1,390,000				
High School	D-Wing Music Interior Renovation	BCS		$ 1,100,000			$ 1,100,000						
High School	Locker Room Renovation	BCS		$ 5,417,550					$ 5,417,550				
High School	Parking Lot Gates to Athletic Fields	OB		$ 80,000		$ 80,000							
High School	Parking lot Drainage improvement, milling and deep restoration	BCS		$ 2,018,250							$ 2,018,250		
High School	Sidewalk areas repair	BCS		$ 450,000		$ 150,000		$ 150,000		$ 150,000			
High School	Roof replacement Building C,G and H	MTC		$ 1,200,000			$ 400,000		$ 500,000		$ 300,000		approx 46,000 sq ft
High School	Prefab Concession Stand	BCS	4	$ 500,000	$ 500,000								
High School	Abate classroom tiles, install new flooring and casework	BCS		$938,000							$ 938,000		570 LF of casework, (6,710 sf) abatement & new LVT (14,693 SF)
	High School Total			**$ 35,774,000**	$ 13,805,200	$ 305,000	$ 10,800,000	$ 150,000	$ 7,307,550	$ 150,000	$ 3,256,250	$ -	
Ed House	Replace HVAC System on 1st Floor (3 systems), Ceiling & Lights	OB	1	$ 320,000	$ 320,000								Need this work to be completed
Ed House	New Fire Alarm System	BCS	2	$ 150,000	$ 150,000								
Ed House	Window Replacement	BCS	3	$ 180,000		$ 180,000							Bid this out.
Ed House	Paint Building and Repair Rotted Wood Siding	OB	4	$ 150,000		$ 150,000							
Ed House	Renovation of Ed House	MP		$ 6,600,000					$ 6,600,000				
Ed House	Replace HVAC System on 3rd Floor - no parts available to existing (2007)	OB		$ 250,000				$ 250,000					Need to finish 1st floor

	Ed House Total			$ 7,650,000	$ 470,000	$ 330,000	$ -	$ 250,000	$ 6,600,000	$ -			
Districtwide	Portable Generators (3) 1-Elems,1-Middle,and 1-HS	BCS	1	$ 1,200,000	$ 800,000		$ 400,000						
Districtwide	Exterior Access Controls for Door Readers	OB	2	$ 400,000		$ 400,000							
	Districtwide Total			**$ 1,600,000**	$ 800,000	$ 400,000	$ 400,000	$ -	$ -	$ -	$ -	$ -	
	TOTAL EXP COSTS $			$ 117,008,114	$ 31,495,560	$ 1,408,500	$ 15,420,800	$ 1,535,000	$ 17,952,050	$ 1,460,000	$ 47,044,204	$ 692,000	
	Total Expense Plus 36% Soft Costs, Contingency & Inflation			$ 159,131,035	$ 42,833,962	$ 1,915,560	$ 20,972,288	$ 2,087,600	$ 24,414,788	$ 1,985,600	$ 63,980,117	$ 941,120	

**Source of Identified Projects:*
-BCS-Building Condition Survey 2024-2025,
-MP-Master Plan 2018,
-MTC-Maintenance Item 2026-2027,
-OB-Operations Budget 2026-2027

Rev11-3-25 f/9-4-25Meeting AVT,XH,RR,JG,BB