

CITY OF YONKERS / YONKERS PUBLIC SCHOOLS CONSTRUCTION MANAGEMENT SERVICES

Construction Amendment #1 for:

- Family School 32 – Part 2 - CIP 10876 and
- Saunders H.S. – Part 2 - CIP 10936



YONKERS PUBLIC SCHOOLS

REFERENCE RFQ-453 ON-CALL CM SERVICES FOR THE SCHOOL FACILITIES DEPARTMENT

Submitted to:

Mr. Lee Pavone, P.E., Sr. Mechanical Engineer,
School Facilities Management
lpavone@yonkerspublicschools.org



SUBMITTED BY:

Lance Franklin, R.A., Co-CEO & Founding Partner
LFranklin@tritonconstruction.net

LEAD CONTACT:

Kevin Sawyer, Vice President, Project Executive
k-sawyer@tritonconstruction.net **PHONE** 845.821.3354

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COVER LETTER

September 19, 2024

Mr. Lee Pavone, P.E.
Sr. Mechanical Engineer
School Facilities Management Department
CITY OF YONKERS / YONKERS PUBLIC SCHOOLS
One Larkin Center – 3rd Floor
Yonkers, NY 10701

RE: REFERENCE RFQ-453 ON-CALL CM SERVICES FOR THE SCHOOL FACILITIES DEPARTMENT
City of Yonkers / Yonkers Public Schools
CM Services Proposal for
Construction Amendment #1 for:
Family School 32 – Part 2 - CIP 10876 and
Saunders H.S. – Part 2 - CIP 10936

Dear Mr. Pavone:

Thank you for this opportunity to again be of service to the City of Yonkers / Yonkers Public Schools on the above referenced phases. We feel that Triton represents the best value in Construction Management today. Proven individuals who can react quickly and effectively to the issues that will surely arise will save the Client multiples of any difference in the cost of their services.

We are especially confident in our Triton staff assigned to this Project. **Triton's proposed Project Executive is Kevin Sawyer**. He has an impressive track record of success and Client satisfaction on over 70 educational projects. Reporting to Kevin Sawyer is **Matthew Johns who will serve as Project Manager** and will provide continuity throughout the Project along with **Assistant Project Manager John Guarino**. These are professionals of the highest caliber and come with extensive relevant educational experience.

We are awarded most of our Projects based upon past performance and repeat Client loyalty with School Districts such as: White Plains City School District (5 projects); Mamaroneck Union Free School District (4 projects); Hastings-on-Hudson Union Free School District (2 projects); Somers Central School District (3 projects) and Florida Union Free School District (3 projects). Please refer to the map showing over 50 NYS School Districts served in the EXPERIENCE section of this Proposal.

Triton is the builder of choice for experienced Clients who recognize and appreciate impeccable references, effective management systems and controls, experienced and dedicated staff, and a solid record of quality, on-time and within-budget performance. Triton has been serving the NY K-12 market continuously since 2002. We are also widely recognized for close senior partner involvement with every Triton Client.

Our familiarity with the community, local contractors, and labor conditions is very current. We cordially invite you to visit Triton's construction sites in the area. Please advise if we can be of further assistance in clarifying any additional questions regarding our Proposal.

Sincerely,

TRITON CONSTRUCTION COMPANY, LLC



Lance Franklin, R.A.
Co-Chief Executive Officer & Partner-In-Charge

PILOTING THE PROCESS

TRITON
CONSTRUCTION

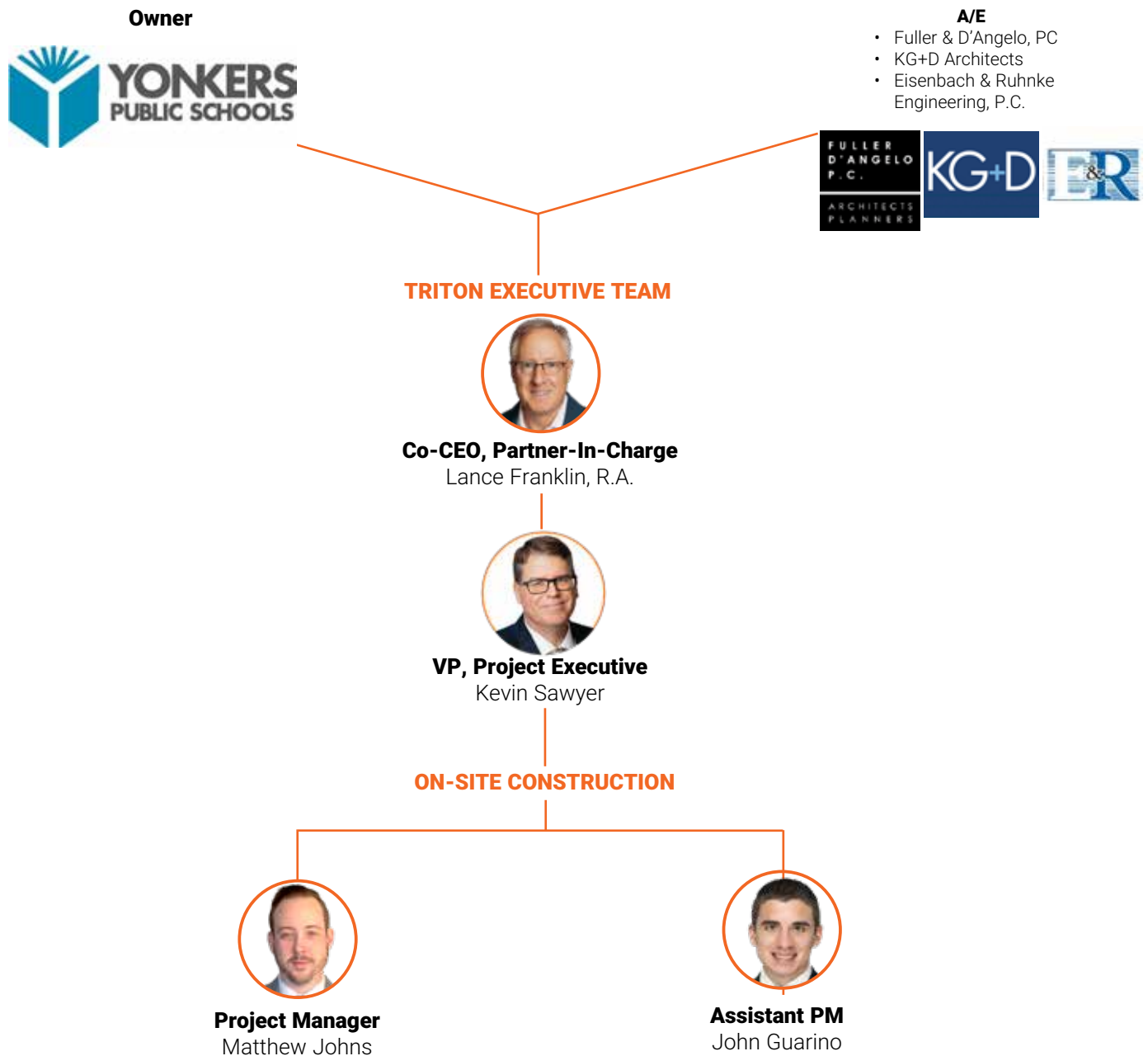
OUR TEAM

100 EAST 17TH STREET, NEW YORK, NY

ORGANIZATIONAL CHART

Triton Construction has assembled a powerful staff with impeccable credentials and references. This team is replete with completed school construction experience. It is also a team that has built some of the largest and most prestigious institutional projects. All team members are thoroughly familiar with the Project, the site, and the community. Under their supervision, Triton has covered every facet of work that Yonkers Public Schools will be tackling in the planned improvements. Each team member has specialized in public school projects and the Construction Management delivery approach that is unique to this market. Knowledge of the State Education Department (SED) approval process is well ingrained, as is their knowledge of local market conditions, contractors, pricing and all things essential to the success of a construction project in Westchester County.

The individual roles for this project will be as follows:

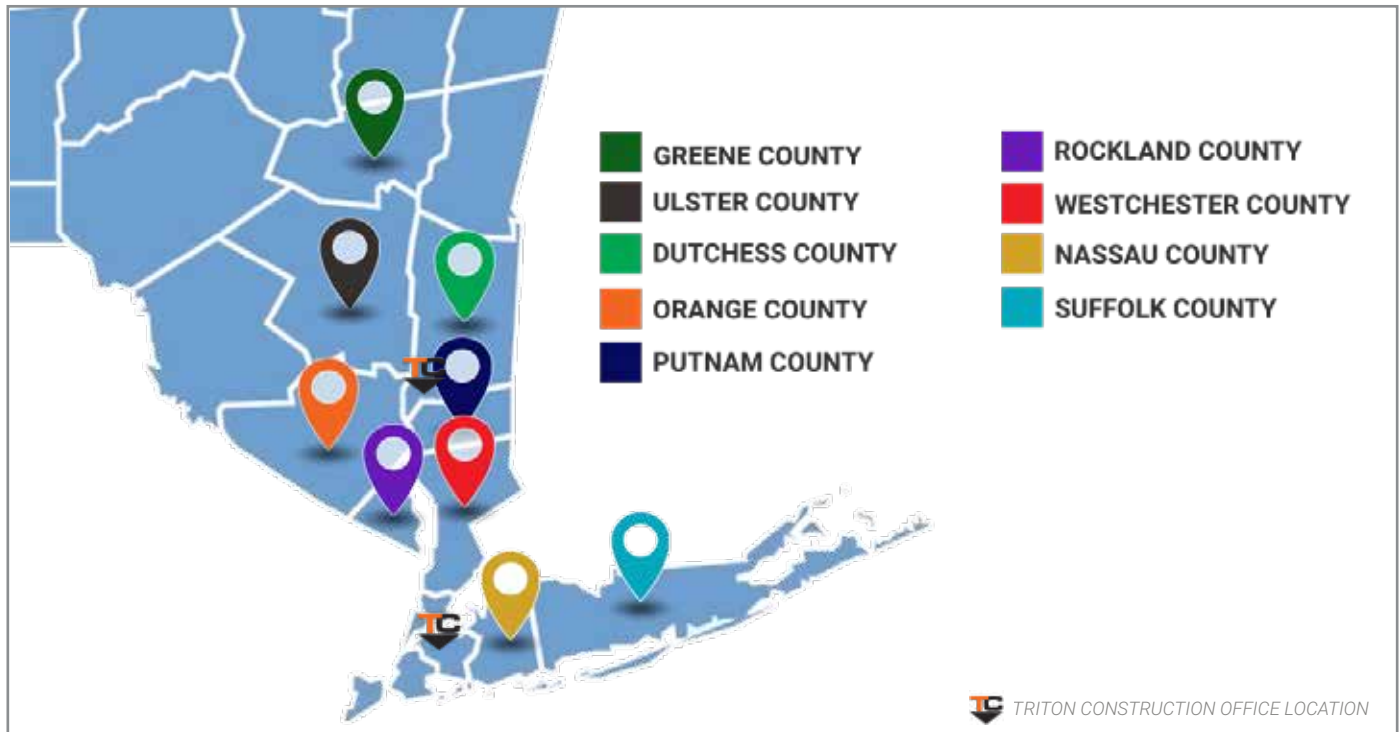


EXPERIENCE

K-12 EXPERIENCE W/SED

TRITON K-12/CM EXPERIENCE PROVIDING PROFESSIONAL CM SERVICES SINCE 2022 WITH NEW YORK STATE EDUCATION DEPARTMENT (SED)

(Contract type: CM, Wick's Law)



- | | | |
|------------------------------------|-------------------------------------|--|
| 1. Ardsley UFSD | 18. Greenwood Lake UFSD | 35. Pearl River UFSD |
| 2. Bay Shore UFSD (2) | 19. Hampton Bays Public SD | 36. Peekskill CSD |
| 3. Brewster CSD (3) | 20. Harborfields CSD (3) | 37. Pelham UFSD |
| 4. Bronxville UFSD (2) | 21. Hastings-on-Hudson CSD (2) | 38. Pocantico Hills CSD |
| 5. Byram Hills CSD (2) | 22. Hauppauge UFSD | 39. Poughkeepsie City SD (2) |
| 6. Carmel CSD (2) | 23. Highland Falls-Fort Montgomery | 40. Putnam Valley CSD |
| 7. Catskill CSD | 24. Irvington UFSD | 41. Riverhead CSD |
| 8. Clarkstown CSD | 25. Island Park UFSD (2) | 42. Seaford UFSD |
| 9. Croton Harmon UFSD | 26. Katonah-Lewisboro UFSD | 43. Smithtown CSD |
| 10. Eastport-South Manor CSD (3) | 27. Lakeland CSD (3) --- | 44. Somers CSD (4) |
| 11. Edgemont SD | 28. Mahopac CSD | 45. South Orangetown CSD |
| 12. Enlarged CSD of Middletown (2) | 29. Mamaroneck UFSD (4) | 46. The Public Schools of the Tarrytowns (3) |
| 13. Fire Island UFSD | 30. Nanuet UFSD (2) | 47. Uniondale UFSD |
| 14. Florida UFSD (3) | 31. Oceanside SD | 48. Valley Stream 24 UFSD |
| 15. Freeport UFSD (5) | 32. Onteora CSD | 49. Westhampton Beach UFSD |
| 16. Garden City UFSD (4) | 33. Oyster Bay-East Norwich CSD (2) | 50. White Plains CSD (6) |
| 17. Goshen CSD | 34. Pawling CSD | 51. Yonkers Public Schools (2) |

(#) Indicates repeat clients



- indicates a Triton project with Fuller & D'Angelo, KG+D, and/or Eisenbach & Ruhnke Engineering, P.C.

MANAGEMENT PLAN

MANAGEMENT PLAN

PROJECT APPROACH & UNDERSTANDING OF THE SCOPE OF SERVICES

The quality and experience of our staffing sets us apart from the competition. With Triton, we believe you will achieve maximum VALUE for your Construction Management dollar.

We believe in full-time, full-service staffing as the best means to generate value and avert risk to the **Yonkers Public Schools**. The physical distribution of building locations requiring work and the aggressive “summers only” schedule should preclude any consideration of part-time services. Every Triton project is expertly staffed in the field and is supported by an equally experienced management team with extensive main office support services. Please reference our Project Organizational Chart and the proposed staff resumes in this section for a detailed description of the quality of our proposed project staffing.

Executive Management Staff (Part-Time):

- Partner-In-Charge (Co-CEO).....Lance Franklin, R.A.
- Project Executive (VP).....Kevin Sawyer
- Pre-Construction Manager.....Matt Johns

On-Site Construction Phase Staff (Full Time):

- Project Manager.....Matt Johns
- Assistant Project Manager.....John Guarino

When not provided on site, executive management and support services, as required, will be performed from Triton's Newburgh Office.

Scheduling Assumptions:

Please reference the attached preliminary “Yonkers Public Schools Public Improvements Project - Saunders Part 2 CIP 10936” Schedule dated September 16, 2024 for easy reference regarding our proposed Management Plan.

Referencing Family School 32, Part 2 CIP 10876, our assumption was 365-day Contract Extension starting on or about June 1, 2025 and ending 365 calendar days later or June 1, 2026.

In accordance with the Yonkers Public Schools Request for Amendment, we are prepared to start Pre-Construction Services immediately upon our appointment. Detailed Pre-Construction is key to the schedule and Plan being envisioned.

Meaningful scheduling, with its attendant phasing, safety and site logistics planning components, is a Construction Management priority during Pre-Construction. It is a highly interactive process which requires detailed input by the District, Design Team, Triton, and other stakeholders. As always, we will be flexible and open to coordinate the final schedule with your needs. Based upon Triton's vast experience with similar Projects, we feel the Proposed Schedule is attainable. We will recommend any potential schedule efficiencies during pre-construction.

Public School Experience & Challenges

Triton is a public school project specialist. We are well versed in the Wick's Law and SED process that governs this work. As a New York SED School Construction Market Leader, Triton has clearly demonstrated knowledge of the NYS Education Department project application and approval process, NYS Education Department Office of Facilities Planning Forms, Green Building Design and New York State Education Department CHPS, New York State Education Department Change Order Process, Application and Certificate for Payment procedures (AIA Document G702CMA).

Triton has faced many challenges such as the construction of NY State's first LEED-rated (Silver) and CHPS public school (Hampton Bays Middle School), building a second-story STEM wing over an occupied first-story high school space while school was in progress (Middletown CSD), and over \$10 Million in construction volume over summer breaks (Riverhead CSD and Middletown CSD just to name a few). While these are significant challenges by any measure, they are not unusual for Triton.

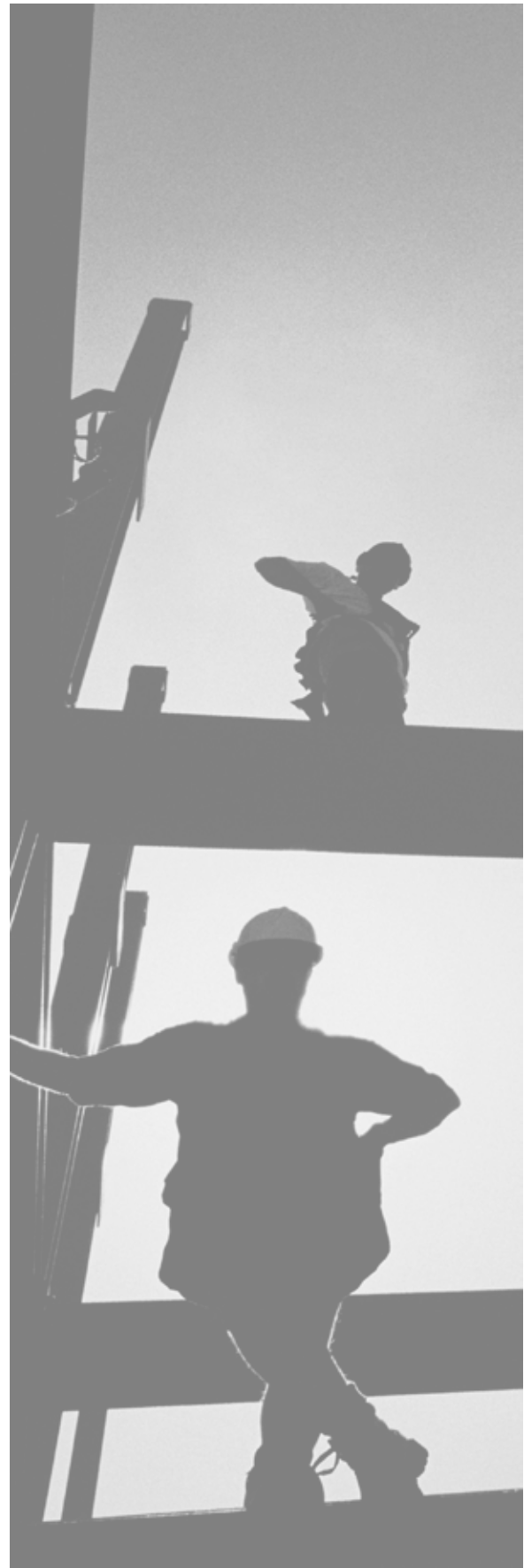
We believe that **Excellence in Pre-Construction** is the key to successful, complex Projects. Triton invests more resources in Pre-Construction than the competition. Only through meticulous planning can we ensure that our Contractors' bids include the phasing, logistics, coordination, scheduling, separation of construction and educational activities, and safety considerations that are essential to meet critical construction milestones and to minimize impact on District Operations.

MANAGEMENT PLAN

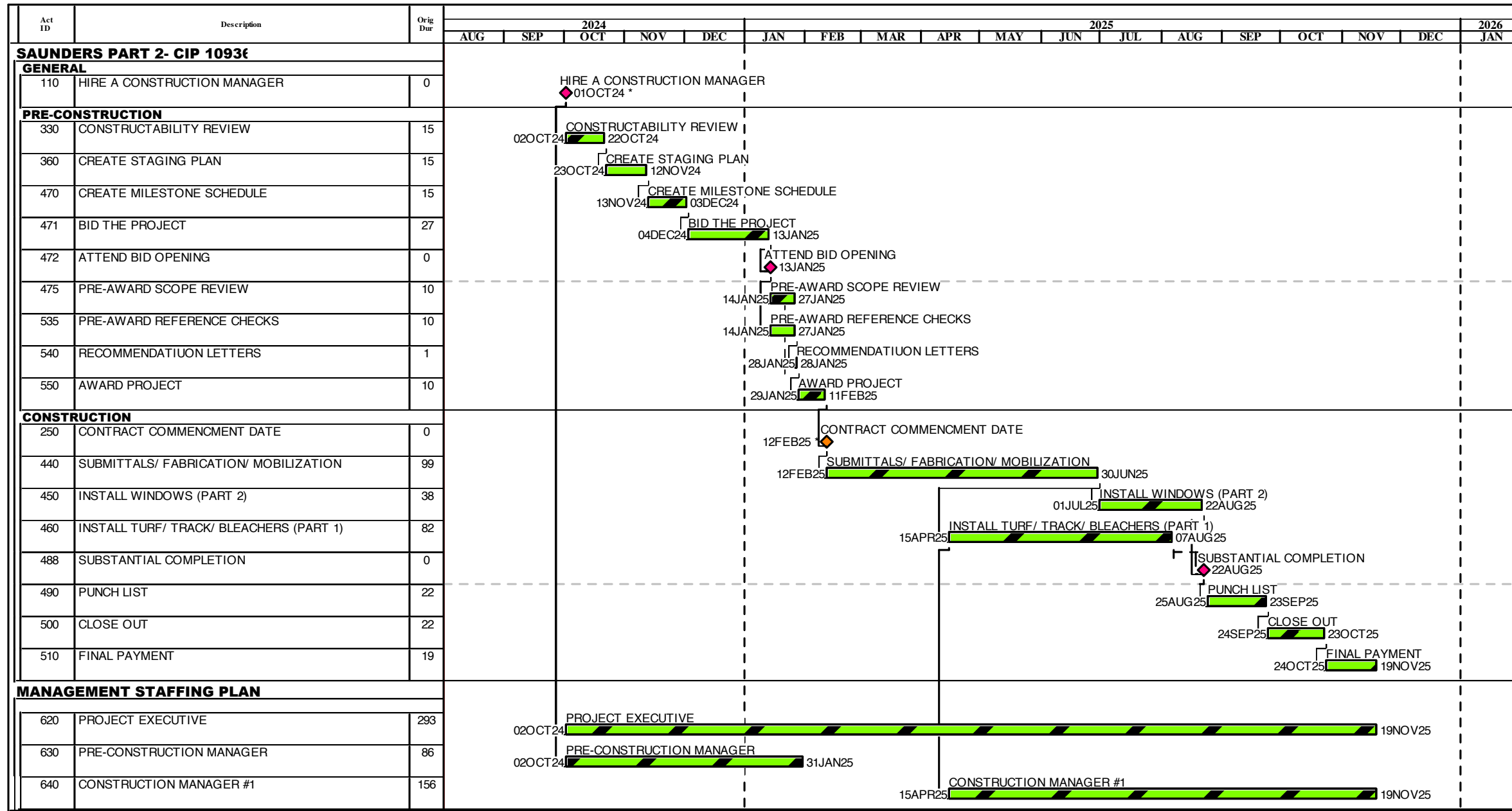
PRE-CONSTRUCTION PHASE SERVICES - DESIGN AND BIDDING SERVICES

The following Pre-Construction Management Services will be provided under this Proposal:

- Provide constructability reviews on SED Plans and Specifications prepared by KG+D Architects and Fuller & D'Angelo Architects.
- Assist Yonkers Public Schools and the Architects on the development of a Construction Milestone Bid Schedule.
- Assist Yonkers Public Schools and the Architects on the development of Contractor staging, logistics, and phasing plans.
- Attend and assist Yonkers Public Schools at Pre-Bid Conferences.
- Attend and assist Yonkers Public Schools at Bid Openings.
- Conduct low bidder scope interviews, reference checks, and provide recommendation letters.
- Meet regularly to discuss and progress through the completion of the Pre-Construction items above.
- Maximize safety of Yonkers Public Schools students, staff, and construction personnel.
- Review and assist the Architects in the development of the front-end documents.



SCHEDULE



Company name	Triton
Project name	Yonkers RFP Sau...
Project title	Yonkers- RFP CIP 10936
Run date	16 SEP 24
Number/Version	SAUNDERS HASE 2
Page number	1A
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YONKERS PUBLIC SCHOOLS
 CAPITAL IMPROVEMENTS PROJECT
 SAUNDERS PART2 CIP 10936

- Early bar
- Target bar
- Progress bar
- Critical bar
- Summary bar
- Start milestone point
- Finish milestone point

AMENDMENT 1 FEE PROPOSAL

AMENDMENT 1 FEE PROPOSAL			
September 19, 2024			
School	Family School 32 – Part 2 (Term - 365 Days)	Saunders H.S. – Part 2 (Term – Start though project completion)	Total Revised Assignment Fee
CIP	10876	10936	
Part 3.01: Basic Services Pre-Construction Services Fixed Lump Sum Fee:	\$28,800.00	\$21,360.00	\$50,160.00
Part 3.01: Basic Services Construction Management Services Fixed Lump Sum Fee:	\$305,000.00	\$86,500.00	\$391,500.00
Total Amendment 1 Fee	\$333,800.00	\$107,860.00	\$441,660.00
TOTAL SUM OF THIS PROPOSAL: <u>Four Hundred Forty-One Thousand, Six Hundred Sixty Dollars and Zero Cents</u>			
TRITON CONSTRUCTION COMPANY, LLC			
(printed name of Construction Manager)			

ADDITIONAL FEE CLARIFICATIONS

Family School 32 - Part 2 - CIP 10876 is a Contract Extension Amendment for 365 days starting on or about June 1, 2025 and completing on or about June 1, 2026.

Fee includes all costs associated with our services including office and job-site staff salaries, benefits, insurance, and overhead. Submittal Exchange is also included in the FEE for one year. Triton will not seek any additional “reimbursable expenses.” Allowances are excluded from this Fee.

Pre-Construction Services are included as described in this Proposal. However, any Estimating Services of Contract Documents are excluded, with the exception of verification of Change Order costs.

We assume that reasonable office space with appropriate furnishings, telephone service, copier/ scanner, and office equipment will be provided by the District for the use of the CM, at a convenient location near the Project sites.

* * *



TRITONCONSTRUCTION.NET

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