

TRITON
CONSTRUCTION

JANUARY 11, 2022



TRITON
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COMPANY
#23

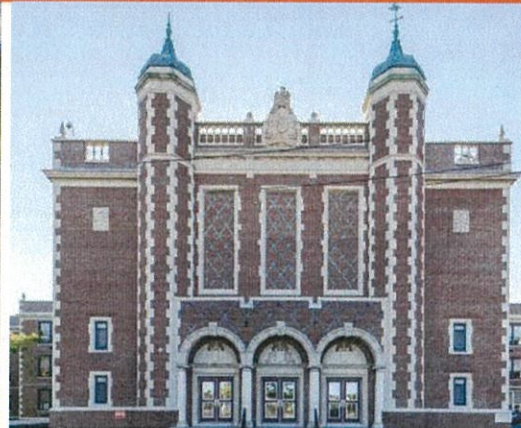


TRITON
CONSTRUCTION
COMPANY
#287



CITY OF YONKERS / YONKERS PUBLIC SCHOOLS

RFQ #453: PROFESSIONAL CM SERVICES PROPOSAL



Submitted to:

Mr. Alex Schenck, Principal Buyer
City of Yonkers / Yonkers Public Schools
Purchasing Department
One Larkin Center – 3rd floor
Yonkers, NY 10701

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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3.1 -- LETTER OF TRANSMITTAL

January 11, 2022

Mr. Alex Schenck, Principal Buyer
City of Yonkers / Yonkers Public Schools
Purchasing Department
One Larkin Center -- 3rd floor
Yonkers, NY 10701

RE: City of Yonkers / Yonkers Public Schools
RFQ #453: Professional Construction Management Services for the
Schools Facilities Management Department

Dear Mr. Schenck:

Thank you for this opportunity to be of service to the City of Yonkers / Yonkers Public Schools. Triton partners and employees bring decades of NY SED school construction experience, which would greatly benefit this Project. Triton projects are completed under budget, ahead of schedule, and with a high degree of overall Client satisfaction. We are awarded most of our Projects based upon past performance and repeat Client loyalty with City School Districts similar to Yonkers Public Schools as well as other NYS School Districts, i.e, The Enlarged City School District of Middletown; Poughkeepsie City School District; White Plains City School District (6 projects); Somers Central School District (3), Brewster Central School District (2); Mamaroneck Union Free School District (4), and Hastings-on-Hudson Union Free School District (2). Please refer to the 2.1.1 EXPERIENCE section.

Pre-Construction planning excellence will be a major differentiator in choosing Triton for this Project. Planning, scheduling, buying, and implementing the plan in order to execute this undertaking will require that kind of commitment and dedication to detailed Pre-Construction.

We feel that Triton continues to represent the best value in Construction Management today. Triton's proposed staff consists of proven individuals who can react quickly and effectively to any issues that may arise. **Kevin Sawyer (Project Executive)** will spearhead a Triton Team that is second to none in the delivery of Pre-Construction and Construction Management Services. An overview of Triton's staffing is included in the 2.1.2 OUR TEAM section of this Proposal.

Our response to RFQ #453 is structured for relevance in terms of school districts in neighboring locations and with similar scope. Included are examples of the many Triton projects within the requested 50-mile radius of Yonkers, such as: Hastings-on-Hudson UFSD, Pelham UFSD, Irvington UFSD, The Public Schools of the Tarrytowns, Mamaroneck UFSD, White Plains City SD, Putnam Valley Central SD, Carmel Central SD, and many others. Our Experience section includes a map/listing as well as relevant illustrated project description sheets. Project scope has been highlighted on each of Triton's projects to show our familiarity with the proposed scope at Yonkers Public Schools.

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 and remain ready to answer any questions pertaining to this Proposal.

Sincerely,

TRITON CONSTRUCTION COMPANY, LLC

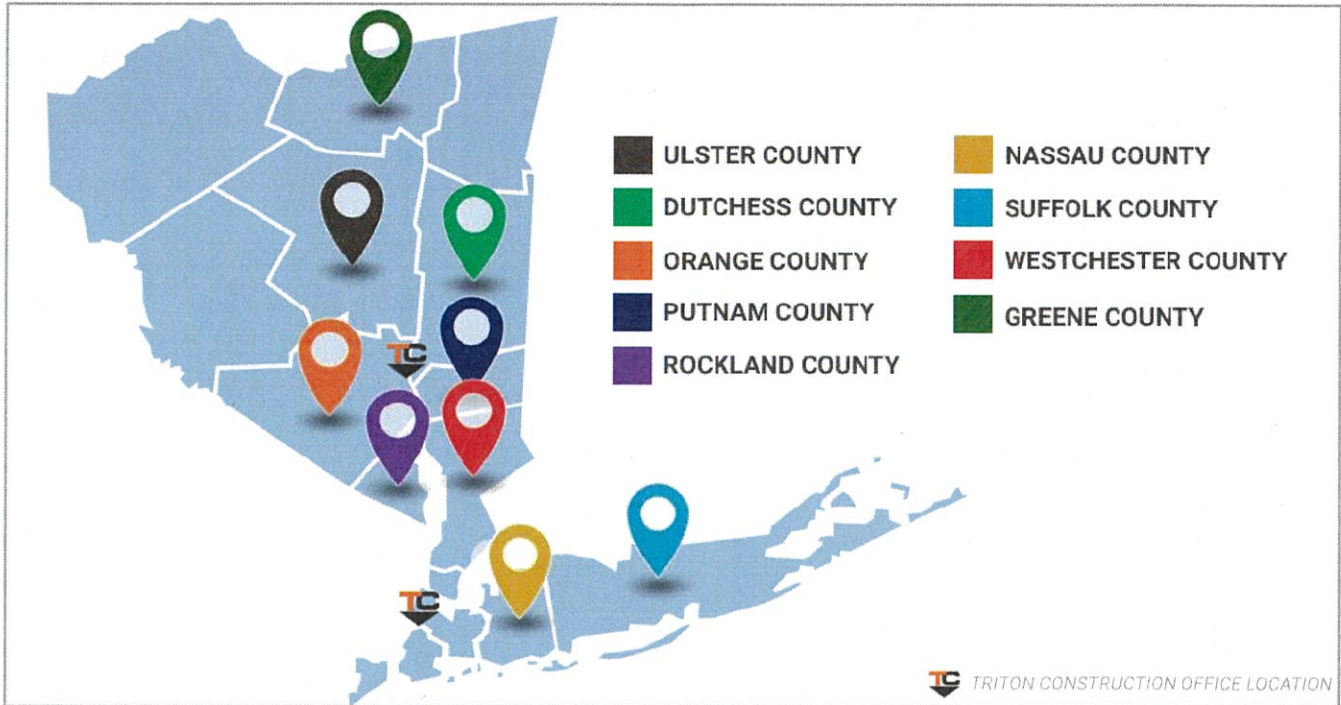


Lance Franklin, R.A.

Co-Chief Executive Officer & Partner-In-Charge

2.1.1 -- MAP OF OVERALL K-12 EXPERIENCE

TRITON K-12/CM EXPERIENCE WITH NEW YORK STATE EDUCATION DEPARTMENT **OVERALL**



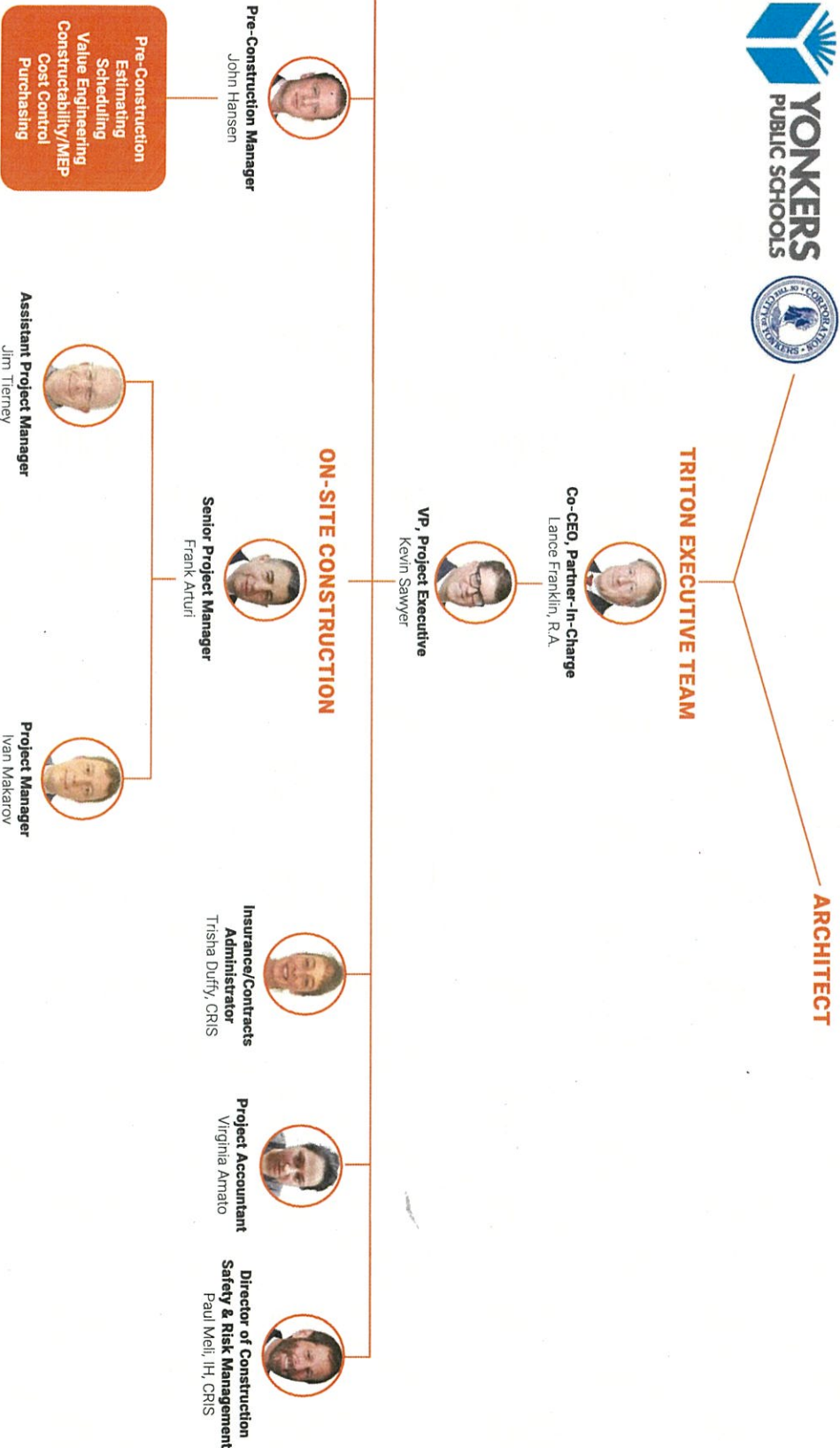
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|--|---------------------------------|--|
| 1. Bay Shore UFSD (2) | 15. Harborfields Central SD (2) | 29. Pocantico Hills Central SD |
| 2. Brewster Central SD (2) | 16. Hastings-on-Hudson UFSD (2) | 30. Poughkeepsie City SD |
| 3. Bronxville UFSD (2) | 17. Irvington UFSD | 31. Putnam Valley Centra SD |
| 4. Byram Hills Central SD (2) | 18. Island Park UFSD (2) | 32. Riverhead Central SD |
| 5. Carmel Central SD | 19. Lakeland Central SD (3) | 33. Seaford UFSD |
| 6. Catskill Central SD | 20. Mahopac Central SD | 34. Somers Central SD (3) |
| 7. Clarkstown Central SD | 21. Mamaroneck UFSD (4) | 35. South Orangetown Central SD |
| 8. Eastport-South Manor Central SD (3) | 22. Nanuet UFSD (2) | 36. The Public Schools of the Tarrytowns |
| 9. Enlarged City SD of Middletown | 23. Onteora Central SD | 37. Uniondale UFSD |
| 10. Fire Island UFSD | 24. Ossining Public Works | 38. Valley Stream 24 UFSD |
| 11. Florida UFSD (3) | 25. Oyster Bay-East Norwich CSD | 39. Westhampton Beach UFSD |
| 12. Freeport UFSD (5) | 26. Pawling Central SD | 40. White Plains City SD (6) |
| 13. Goshen Central SD | 27. Pearl River UFSD | |
| 14. Hampton Bays Public SD | 28. Pelham UFSD | |

(#) Indicates repeat clients

2.1.2 -- OUR TEAM -- 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 New York 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:



3.3 -- REFERENCES

REPRESENTATIVE PROJECT REFERENCES

NAME	CLIENT	ARCHITECT
Hastings-on-Hudson UFSD I & II <i>*Illustrated in Experience Section</i>	Maureen Caraballo, Business Official 914.478.6210	H2M, Joe Mottola, EVP & COO 538 Broad Hollow Road - 4th Floor East, Melville, NY 11747 866.970.6535
Pelham UFSD <i>*Illustrated in Experience Section</i>	James Hricay Assistant Superintendent for Business 914.738.9140 jhricay@pelhamschools.org	KG+D Architects, Russ Davidson 285 E Main St, Mount Kisco, NY 10549 914.666.5900
Irvington UFSD <i>*Illustrated in Experience Section</i>	Kristopher Harrison, Superintendent 914.591.8501 kristopher.harrison@irvingtonschools.org	H2M, Joe Mottola, EVP & COO 538 Broad Hollow Road - 4th Floor East, Melville, NY 11747 866.970.6535
The Public Schools of the Tarrytowns <i>*Illustrated in Experience Section</i>	Anthony DeMan, Director of Facilities 914.332.6256 ademan@tufsd.org	Memasi Design Tina Mesiti-Ceas 914.915.9519 2 Lyon Place, White Plains, NY 10601
Mamaroneck UFSD <i>*Illustrated in Experience Section</i>	Steve Brugge, Director of Facilities 914.220.3080 sbrugge@mamkschools.org	LAN Associates, Michael McGovern 252 Main St, Goshen, NY 10924 845.615.0350
White Plains City School District I-VI <i>*Illustrated in Experience Section</i>	Frank Stefanelli, Facilities & Operations 914.422-2049 frankstefanelli@wpcsd.k12.ny.us (Recommendation Letter is included in this section)	I: KG+D Architects, Russ Davidson 914.666.5900 285 Main Street, Mount Kisco, NY 10549 II-IV: H2M, Joe Mottola, EVP & COO 631.756.8000 538 Broad Hollow Road - 4th Floor East, Melville, NY 11747
Somers CSD I - III <i>*Illustrated in Experience Section</i>	Kenneth Crowley Assistant Superintendent for Business 914.277.2410 kcrowley@somers.k12.ny.us	I: KG+D Architects - 285 Main Street, Mount Kisco, NY 10549 - 914.666.5900 II: Sammel Architecture PLLC 332 NY-100, #1, Lincolndale, NY 10589, 914.276.0779 III: H2M, Joe Mottola, EVP & COO 538 Broad Hollow Road 4th Floor East Melville, NY - 866.970.6535
Putnam Valley CSD <i>*Illustrated in Experience Section</i>	Jeremy Luft Superintendent of Schools 845.528.8125 jluft@pvcasd.org	Russ Davidson KG+D Architects 285 E Main St, Mount Kisco, NY 10549 914.666.5900
Carmel CSD <i>*Illustrated in Experience Section</i>	John Fink Interim Superintendent of Business Mary-Margaret Zehr Superintendent of Schools 845.878.2094	Lauren Tarsio CPL Architecture Engineering & Planning 50 Front Street, Newburgh NY, 12550 W: 518.915.7456 M: 518.605.9351

3.3 -- REFERENCES

REPRESENTATIVE PROJECT REFERENCES

NAME	CLIENT	ARCHITECT
Florida UFSD I-III <i>*Illustrated in Experience Section</i>	Tom Andryshak Director of Facilities 845.742-2016 tandryshak@floridaufsd.org	BBS Architects, Ken Schupner 244 East Main Street, Patchogue, NY 11772 631.475.0349
Brewster CSD I-II <i>*Illustrated in Experience Section</i>	Victor J. Karlsson CPA Director of Business Services vkarlsson@brewsterschools.org 845.279.8000 ext. 6117	KG+D Architects, Russ Davidson 285 E Main St, Mount Kisco, NY 10549 914.666.5900



3.4 -- SECTION B -- COST PROPOSAL FORM

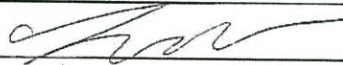
PART 5

SCHEDULE "B" - COST PROPOSAL

Payments for Consultant's services shall be made in response to Consultant invoices, payable on a monthly basis, consistent with the scope of services developed for the specific individual project. For additional services, beyond the scope of work described by any task assignment, the Consultant shall be compensated per a negotiated lump sum or by a time and material basis as per the discretion of the YPS.

The undersigned, having carefully examined the scope of work for this RFQ, does hereby agree to furnish and deliver the following services at the corresponding compensation rates. The fee schedule indicates the hourly compensation rate of all Consultant's personnel to be utilized on the project, the pay rates of which shall not be subject to change for the duration of the contract. Services payable according to hourly rates shall be invoiced based on the actual quantity of Consultant services performed by each job title, multiplied by the corresponding hourly pay rate established on the Consultant Compensation Schedule below. The compensation rates shall be inclusive of all labor (professional and clerical), benefits, overhead, profit, etc.

Proposer may also indicate a percentage markup on any extraneous expense that is directly and solely required to complete a task, such as labor for asbestos surveys and sampling, laboratory testing, special inspections, additional printing or increase in deliverables, etc..

RFQ 453: Construction Management Services for Schools Facilities Department Consultant Compensation Schedule for Additional Services and Reimbursables <i>Use additional sheets, if necessary.</i>	
Labor Schedule of Billable Rates for School Jobs	
STAFF TITLE	HOURLY RATE
Partner In Charge	403.85
Project Executive	277.64
Preconstruction Manager	128.68
Sr. Project Manager	144.23
Project Manager	117.00
Asst Project Manager	93.60
Chief Estimator	328.13
Estimator	141.89
Project Accounting	102.44
Contract & Insurance Administrator	107.44
Safety Director	237.33
<i>*Reimbursable Expenses: In the event that a Reimbursable expense is necessary, it will be fairly negotiated on a case-by-case basis.</i>	
Proposer's Legal Business Name:	Triton Construction Company, LLC
Firm Representative: (Print Name)	Lance Franklin, RA
Title:	Co-Chief Executive Officer & Partner-In-Charge
Signature:	
Date:	1/10/2022