

TRITON
CONSTRUCTION

FEBRUARY 23, 2024



TRITON
CONSTRUCTION
COMPANY
#19



TRITON
CONSTRUCTION
COMPANY
#286



TRITON
CONSTRUCTION
NY CONTRACTOR
OF THE YEAR

CITY OF YONKERS / YONKERS PUBLIC SCHOOLS

CONSTRUCTION MANAGEMENT SERVICES FOR RFP NO. 420-24-02
CAPITAL IMPROVEMENT PROJECTS
10876, 10936, & 10950



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



YONKERS
PUBLIC SCHOOLS



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

MAIN OFFICE

550 7th Avenue • 14th Floor • New York, NY • 10018
PHONE: 212.388.5700

UPSTATE NY OFFICE

1279 Route 300 • 1st Floor • Newburgh, NY • 12550
PHONE: 845.522.8869

TABLE OF CONTENTS

City of Yonkers / Yonkers Public Schools

CM Services Proposal for RFP No. 420-24-02

Capital Improvement Projects
10876, 10936, & 10950

February 23, 2024

COVER LETTER	2
OUR TEAM	
Org Chart.....	4
Resumes.....	5
EXPERIENCE	
Project Experience Sheets.....	12
MANAGEMENT PLAN	
Schedule.....	28
FEE STRUCTURE	
FEE Structure.....	30
Additional Fee Clarifications	31
PERTINENT INFORMATION	
Addendum.....	33

COVER LETTER

February 23, 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 Project No. 420-24-02
Capital Improvement Projects 10876, 10936, & 10950

Dear Mr. Pavone:

Thank you for this opportunity to again be of service to the City of Yonkers / Yonkers Public Schools. 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. Please advise if we can be of further assistance in clarifying any additional questions regarding our Proposal.

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 50 educational projects. Reporting to Kevin Sawyer is **Matthew Johns who will serve as Project Manager** and will provide continuity throughout the Project along with an Assistant Project Manager, TBD. 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 City School Districts such as NYS School Districts, i.e, White Plains City School District (6 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 EXPERIENCE section for more relevant examples of projects.

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

PILOTING THE PROCESS



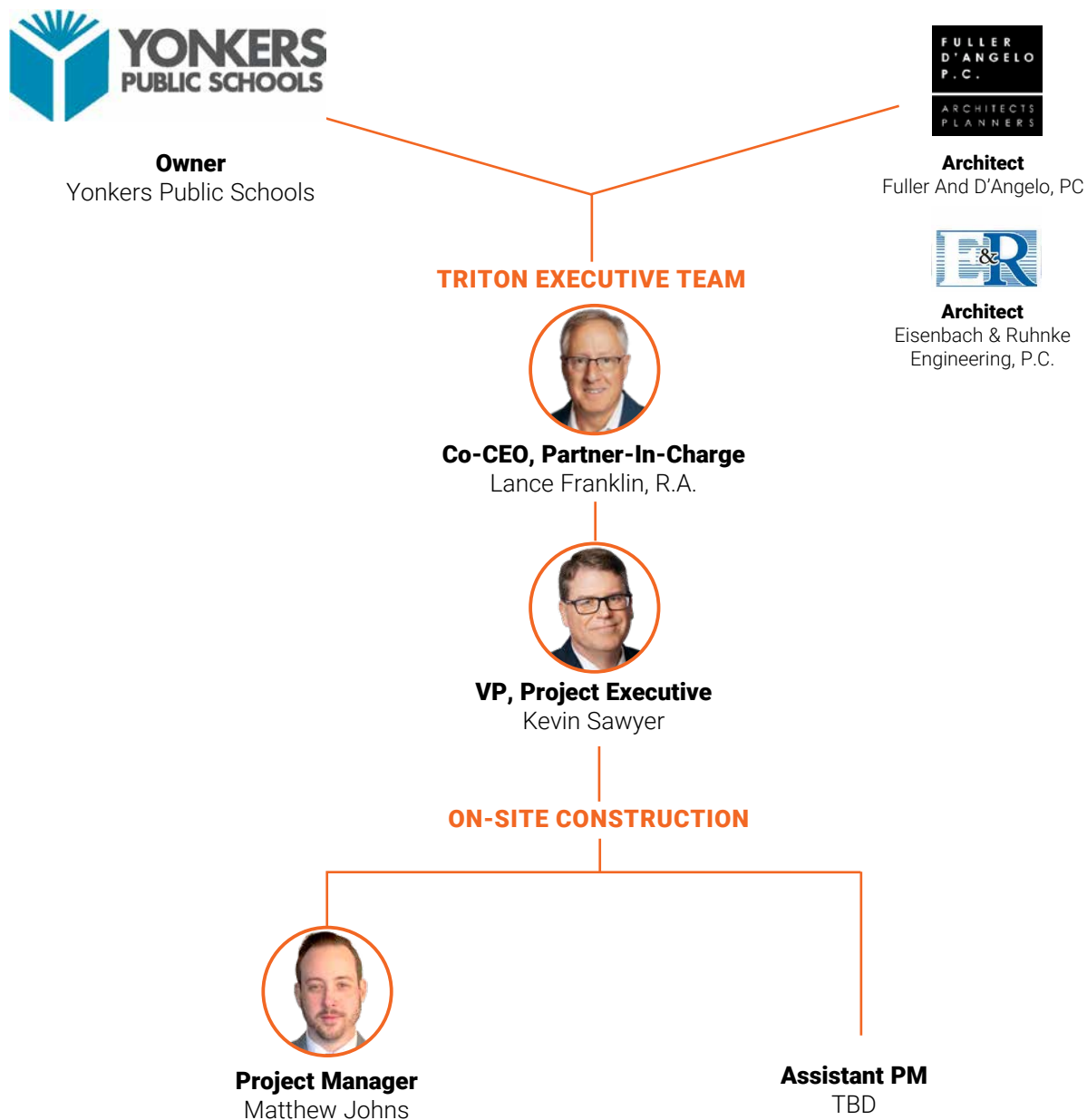
OUR TEAM

303 EAST 51ST 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:



A. FORM III - RESUMES



LANCE FRANKLIN, R.A.

CO-CEO, PARTNER-IN-CHARGE

37 Years Experience

SELECT PROJECT EXPERIENCE AS PARTNER-IN-CHARGE

Yonkers Public Schools - Yonkers, NY

\$15.5 M "On-Call" Construction Management Services for 2022/2023 Capital Projects. Scope of work includes 6 total projects at various schools throughout the district, which include building envelope renovations, replacement of roof, doors, boiler systems, ceilings and lights, site and HVAC upgrades and improvements to the gymnasium complex.

Hastings-on-Hudson UFSD I & II - Hastings-on-Hudson, NY

I: \$6.5M Project included roof replacement on two buildings, replacement of the existing sports track and field, 6 tennis courts, lighting, grandstand, press box, 3 new full-sized fields and facilities.

II: \$18.3M, 19,000 SF steel/brick addition at Hillside Elementary School (4 classrooms, Kitchen, and Cafetorium) as well as upgrades to the MSHS Auditorium and Music suites, boilers, and roofing.

Enlarged City School District of Middletown I & II - Middletown, NY

I: \$46.2M Bond project consisted of extensive Additions and Alterations to Middletown HS, district-wide roofing replacements, infrastructure, health, and safety improvements in remaining 8 buildings. II: \$80M project which includes additions and alterations to Twin Towers Middle School, to include site development, building infrastructure, interior renovations, a classroom addition, and a cafeteria addition.

Putnam Valley SD - Putnam Valley, NY

\$18M Capital Facilities Project consisting of new innovative learning spaces, upgrades, renovations & additions.

Irvington UFSD - Irvington, NY

\$18M Project consists of improvements in the following areas: School safety, Maintenance and infrastructure needs, Energy conservation, and Learning space modernization.

Pelham SD - Pelham, NY

\$62M Project which includes a new school that will have sufficient classrooms to meet current and projected enrollment, dedicated special education classrooms, a spacious learning commons, MakerSpace, art and music rooms. Also includes new installation of artificial turf at Glover Complex, Tennis Court replacement, and Installation of irrigation and renovation of Prospect Hill Field.

Somers CSD I, II, III - Lincolndale, NY

I: \$54M District-wide additions and renovations project.

II: District-wide facilities improvement project covering all 4 buildings,

III: \$10.7M District-wide Security Upgrades, roofing replacements, new electrical service to original buildings and window security film at each school building.

Brewster CSD III - Brewster, NY

III: \$83M Capital Bond Project, consisting of a new cafetorium addition to the District's existing Intermediate School, and new 27,000 SF field house, STEAM Lab at the District's High School, HVAC upgrades to the District's Elementary School and High School, one synthetic field replacement, and a new natural-to-synthetic field conversion with new running track.

Continued...

“

Lance is one of Triton's Founding Partners, and serves as Co-Chief Executive Officer. His responsibilities include: Client relationships, pre-construction, cost control, estimating, planning, contracting activities and management oversight for Triton projects in his jurisdiction. Specific to educational facilities, Lance serves as Partner-In-Charge on Triton's PK-12 projects in the Lower Hudson Valley, i.e., Pelham, Goshen, Somers, White Plains, Irvington, Tarrytown, Brewster CSD, Catskill, Putnam Valley -- a few of which are highlighted on the right. Lance also completed numerous NYS school district projects in a Project Executive/Manager capacity prior to becoming Co-CEO. Triton Clients also benefit from Lance's extensive knowledge of the contracting community. ”

EDUCATION

B.S. in Architecture, State University of NY at Buffalo

Registered Architect,
State of New York

A. FORM III - RESUMES

LANCE FRANKLIN, R.A.

CO-CEO, PARTNER-IN-CHARGE

37 Years Experience

SELECT PROJECT EXPERIENCE (Continued....)

Edgemont UFSD - Scarsdale, NY

Pre-Construction Services for approved \$54M Bond Referendum (May 2021).

White Plains City School District I, II, III, IV, V - White Plains, NY

I: \$69M District-wide additions & renovations project which included the new sustainable 103,300 SF Post Road Elementary School. II: White Plains Bond of \$48.9M covering district-wide improvements.

III: \$17.3M District-wide renovations.

IV: \$10M project involving re-turfing the High School and Middle School Athletic Fields.

V: \$115M capital improvements project with District-wide upgrades.

Tarrytown UFSD - Sleepy Hollow, NY

\$7.9M District-wide infrastructure work including restrooms, 2 boiler rooms, and window replacements. Gym lighting, and site upgrades including new press box, pre-cast concrete baseball and softball dug outs, and various asphalt pavement and walkway installation.

Catskill CSD - Catskill, NY

\$40.8M Capital Improvement project, consisting of new additions, upgrades, renovations & replacements (gym addition, HVAC upgrades, roofing, windows, and science room renovations).

Mamaroneck UFSD I, II, III, IV - Mamaroneck, NY

I: \$22M; II: \$10M; III: \$9.4M; IV: \$49.8 M Capital Improvement Bond. Four projects covering Additions and Renovations for this district-wide, multiple site, school construction program.

Staten Island Academy - Staten Island, NY

Project includes 21st Century building, multipurpose flexible spaces, learning hubs, and differentiation hubs.

Byram Hills CSD I, II - Armonk, NY

I: \$3.55M renovation and new construction of athletic facilities at three schools: Byram Hills High School, H.C. Crittenden Middle School and Wampus Elementary School.

II: \$47M district-wide expansion/capital improvements project. A repeat client, based on past performance.

Goshen CSD - Goshen, NY

\$34M Capital Bond Project. 15,000 SF building addition, and approximately 65,000 SF interior building renovations, new artificial multi-use turf athletic field and track, including 6,500 SF field house, 1500-person grand stand and press box, and district-wide IT upgrades.

Pratt Institute - Brooklyn, NY

\$40 Million new academic and administrative building for its Brooklyn campus. This 116,00 SF, 6-story landmark building is LEED Gold Certified.

Avenues - The World School, NY Expansion @ 536 West 26th Street

This project consists of the interior fit-out of a 5-story, 65,000 SF high-end private school space within Triton's 540 West 26th Street (LEED Silver Certified) Core & Shell Project. *This project was awarded the K-12 Outstanding Project Award by the Greater New York Construction User Council*

Lakeland CSD at Shrub Oak - Shrub Oak, NY

\$23 Million district-wide expansion/capital improvements project, including *extensive synthetic athletic fields*. LEED.

Bay Shore UFSD - Bay Shore, NY

\$90 Million district-wide expansion/capital improvements project.

Port Washington School District - Port Washington, NY

This project consists of district wide additions 150,000 SF renovations, interior alterations, MEP upgrades, and computer technology upgrades including all pre-referendum and pre-construction work.

Plainview Fire Department - Plainview, NY

Plainview Fire Department is a three-time repeat Client for Triton Construction Company. The original \$5.6 million Plainview Fire Department project consisted of the removal of the existing maintenance facility and the addition of a new 12,000 square foot, two-story maintenance facility. The project also included a comprehensive renovation of the original building,

A. FORM III - RESUMES



KEVIN SAWYER PROJECT EXECUTIVE, VP 29 Years Experience SELECT PROJECT EXPERIENCE



“ Kevin was appointed Vice President and named Partner-In-Charge of the Educational Market for Triton Construction in 2015. He has specialized in the diverse spectrum of educational facilities operations for most of his career. Kevin plays a pivotal role in the success of each project by taking a pro-active approach to his Client’s needs. Personally and professionally, Kevin has been responsible for the completion of over 50 quality educational projects safely, on time, and on budget. ”

Yonkers Public Schools - Yonkers, NY

\$15.5 M “On-Call” Construction Management Services for 2022/2023 Capital Projects. Scope of work includes 6 total projects at various schools throughout the district, which include building envelope renovations, replacement of roof, doors, boiler systems, ceilings and lights, site and HVAC upgrades and improvements to the gymnasium complex.

Hastings-on-Hudson UFSD I & II - Hastings-on-Hudson, NY

I: \$6.5M Project included roof replacement on two buildings, replacement of the existing sports track and field, 6 tennis courts, lighting, grandstand, press box, 3 new full-sized fields and facilities.

II: \$18.3M, 19,000 SF steel/brick addition at Hillside Elementary School (4 classrooms, Kitchen, and Cafetorium) as well as upgrades to the MSHS Auditorium and Music suites as well as boilers and roofing.

Pelham SD - Pelham, NY

\$62M Project which includes a new school providing sufficient classrooms to meet current and projected enrollment, dedicated special education classrooms, a spacious learning commons, MakerSpace, art and music rooms. Also includes new installation of artificial turf at Glover Complex, Tennis Court replacement, and Installation of irrigation and renovation of Prospect Hill Field.

Somers CSD I, II, III - Lincolndale, NY

I: \$54M District-wide additions and renovations project which included building a new bus facility, two synthetic turf athletic fields, a new baseball field, a 14-classroom addition at the High School, a new 16,000 SF auditorium, 5,000 SF cafeteria, and interior renovations at the Middle School.

II: District-wide facilities improvement project covering all 4 buildings, district-wide roofing, replacement of 2 turf fields, enhancements to the Somers HS Fitness/Wellness Center, security vestibules, rooftop HVAC replacement. III: \$10.7M district-wide Security Upgrades to Cameras and Classroom Hardware, including campus lockdown. Select roofing replacements, new electrical service to original buildings and window security film at each school building.

White Plains City School District I-V White Plains, NY

I: \$69M District-wide additions & renovations project which included the new sustainable 103,300 SF Post Road Elementary School, fields, & tennis courts. II: White Plains Bond of \$48.9M covering district-wide improvements. III: \$17.3M district-wide renovations. IV: Triton is currently providing pre-referendum services to the District. V: \$115M capital improvements project with District-wide upgrades.

Enlarged City School District of Middletown I & II - Middletown, NY

I: \$46.2M Bond project consisted of extensive Additions and Alterations to Middletown HS, district-wide roofing replacements, infrastructure, health, and safety improvements in remaining 8 buildings. II: \$80M project which includes additions and alterations to Twin Towers Middle School, to include site development, building infrastructure, interior renovations, a classroom addition, and a cafeteria addition.

EDUCATION

B.S. - Architecture,
NY Institute of Technology

Continued...

A. FORM III - RESUMES

KEVIN SAWYER PROJECT EXECUTIVE, VP - 29 Years Experience

SELECT PROJECT EXPERIENCE *(Continued)*

The Poughkeepsie City School District - Poughkeepsie, NY

\$98.5 M Phased capital improvement project work involving extensive renovation and reconstruction in all seven of the District's buildings. First phase covers new secure entryways, roofing, plumbing, and HVAC. Second phase will create specific education areas for each school along with extensive renovation and construction.

Edgemont UFSD - Scarsdale, NY

Pre-Construction Services for approved \$54M Bond Referendum (May 2021)

Brewster CSD I, II, III - Brewster, NY

I: This \$29M project consisted of major additions and renovations to the H.H. Wells Middle School. Significant components included a new Library addition & roofing. Scope of work at High School included turf field with grand stand seating for home and visitors, including a press box, lighting, and water retention ponds.

II: \$38.9 Million Bond Referendum for district-wide facilities improvements with additions and alterations in five buildings including: Brewster HS, C.V. Starr Intermediate School, JFK Elementary, H.H. Wells MS, and Administration.

III: \$83M Capital Bond Project, consisting of a new cafetorium addition to the District's existing Intermediate School, and new 27,000 SF field house and STEAM Lab at the District's High School, HVAC upgrades to the District's Elementary School and High School, one synthetic field replacement and a new natural-to-synthetic field conversion with new running track.

Tarrytown UFSD - Sleepy Hollow, NY

\$7.9M District-wide infrastructure work including restrooms, 2 boiler rooms, and window replacements. Gym lighting, and site upgrades including new press box, pre-cast concrete baseball and softball dug outs, and various asphalt pavement and walkway installation.

Mamaroneck UFSD I, II, III, IV - Mamaroneck, NY

I: \$22M; II: \$10M; III: \$9.4M; IV: \$49.8M Capital Improvement Bonds. Four projects covering additions and renovations for this district-wide, multiple site, school construction program.

Goshen CSD - Goshen, NY

\$34M Capital Bond Project. 15,000 SF building addition, approximately 65,000 SF of interior building renovations, new artificial multi-use turf athletic field and track, including 6,500 SF field house, and 1500-person grand stand and press box.

Florida UFSD I, II, III - Florida, NY

I: \$4.9M Infrastructure and interiors work at Seward Institute and Golden Hill Elementary.

II: \$5M Roofing, science classrooms, sitework, playground, as well as mechanical upgrades at both locations.

III: \$8M district-wide infrastructure projects including sports field upgrades, fire alarm upgrades, window and boiler replacements, and HS library upgrades.

Byram Hills CSD - Armonk, NY

\$48M District-wide additions and renovations project, including 35,000 SF containing seven classrooms, computer labs, a film media room, a ceramic & sculpture art studio, four science labs, special education and technology labs, and resource rooms at the High School.

Catskill CSD - Catskill, NY

\$40.8M Capital Improvement project, consisting of new additions, upgrades, renovations & replacements (gym addition, HVAC upgrades, roofing, windows, and science room renovations).

Bronxville UFSD II & III - Bronxville, NY

I: Supervised the \$12M project to repair the 115,000 SF of the Bronxville School that was damaged due to a devastating flood. II: \$6.6M project was later passed to construct a brand new boiler room.

Croton-Harmon Schools UFSD - Croton-On-Hudson, NY

Various capital projects, including the following: District-Wide Drainage Improvements and District-Wide Capital Improvements (\$35M to \$50M). Project includes track and field, concession stand, field house, auditorium, cafeteria, kitchen, interior innovation spaces, HVAC, windows, and roofs.

Irvington UFSD - Irvington, NY

\$18M Project consists of improvements in the following areas: School safety, Maintenance and infrastructure needs, Energy conservation, and Learning space modernization.

Continued...

A. FORM III - RESUMES

KEVIN SAWYER PROJECT EXECUTIVE, VP - 29 Years Experience

SELECT PROJECT EXPERIENCE (Continued...)

Lakeland CSD I-III - Shrub Oak, NY

I: \$23 Million Bond; II: \$10 Million Energy Performance Contract; III: \$57 M Bond.

Highland Falls-Fort Montgomery CSD - Highland Falls, NY

\$35M Capital Project: High priority HVAC and other infrastructure work, roof replacement, kitchen renovation including plumbing and electrical upgrades, parking lot reconstruction, internal building renovations related to usage as well as ADA compliance, electrical upgrades, site work including the creation of additional parking spaces and building of a new addition to the existing school building.

Putnam Valley SD - Putnam Valley, NY

\$18M Capital Facilities Project consisting of new innovative learning spaces, upgrades, renovations & additions.

Carmel CSD - Carmel, NY

\$27.5M Project includes district wide roof replacements, a new bus transportation building, and interior library alterations.

Nanuet UFSD - Nanuet, NY

\$24M District-wide project included 106,000 SF of renovations and 60,000 SF of new construction. Project included a new gymnasium, music suite, district storage facility, boiler room, parking lots, and an elevator.

Uniondale UFSD - Uniondale, NY

\$158M District-Wide Capital Improvement Project.

Mahopac CSD - Mahopac, NY

\$24M Addition and district-wide renovations project completed in two phases. Highlights: high school front entrance addition, interior renovations, bus garage, and HS track and field upgrades including a turf field. In addition to the high school, work was also completed at Lakeview Elementary School, Fulmar Road Elementary School, and Mahopac Falls Elementary School.

Clarkstown CSD - New City, NY

Completed the District's \$11M EXCEL project. Also provided pre-referendum services on a \$187M bond project for extensive capital improvement projects at all 16 of the District's facilities.

Ossining Community Center - Ossining, New York

Supervised the \$8.2M project, which features an award-winning six-lane lap pool.

Oyster Bay East Norwich CSD I-II - Oyster Bay, NY

I: The first Oyster Bay-East Norwich project consists of additions and alterations at the Oyster Bay High School, the James H. Vernon School, and the Administration and Maintenance Buildings, with a total bond value of \$14.5 M. II: Proposed bond referendum for a variety of capital improvements in the School District in the proposed amount of \$29,971,202.

Garden City UFSD - Garden City, NY

This Capital project has a budgeted total cost of \$5.1 Million across 10 total buildings.

Harborfields CSD I, II, III - Greenlawn, NY

Repeat Client. District-Wide renovations. I: \$7.5 M; II: \$22 M; III: 2023 Energy Performance Contract.

Smithtown CSD - Smithtown, NY

Construction Management Services in connection with a voter approved Bond Proposition authorizing a variety of capital improvements in the School District in an amount not to exceed \$120 M

Hampton Bays - Hampton Bays, NY

\$42M District-Wide renovations as well as a new 2-story Middle School. First public school in NYS to receive LEED certification.

Bay Shore UFSD I & II - Bay Shore, NY

I: District-wide expansion/capital improvements project,
II: Bond Referendum capital improvements including High School cupola replacement and the new Universal Pre-K.

Port Washington UFSD - Port Washington, NY

220,000 SF of new construction and 115,000 SF of interior renovations to 6 school buildings in the District valued at \$69 Million.

OUR TEAM - RESUMES



MATTHEW JOHNS

PROJECT MANAGER

15 Years Experience

SELECT PROJECT EXPERIENCE

Yonkers Public Schools - Yonkers, NY

Project Manager - "On-Call" Construction Management Services for 2022/2023 Capital Projects. Scope of work includes 6 total projects at various schools throughout the district. Experience includes work at PS 29, PS 15, Roosevelt High School, and Pearls Hawthorne School.

White Plains City School District - White Plains, NY

Project Manager - Roofing projects at 5 different schools including Rochambeau School, Church Street Elementary, the High-school Athletic Field House, George Washington Elementary School, and Mamaroneck Avenue Elementary school. Also worked on the public assembly system replacement at the White Plains High School.

Irvington UFSD - Irvington, NY

Pre-Con Manager - \$18M Project consists of improvements in the following areas: School safety, Maintenance and infrastructure needs, Energy conservation, and Learning space modernization.

Hastings-on-Hudson UFSD II - Hastings-on-Hudson, NY

Pre-Con Manager - Managed construction projects in regards to roofing replacements at Hillside Elementary school and Farragut Highschool, including boiler replacements. Entire project consisted of \$19.3M, 19,000 SF steel/brick addition at Hillside Elementary School (4 classrooms, Kitchen, and Cafetorium), upgrades to the MSHS Auditorium and Music suites, as well as boilers and roofing.

Pelham UFSD - Pelham, NY

Project Manager - Assisted in the construction completion of district-wide projects including Prospect Hill interior renovations, New Hutchinson Elementary School, interior and exterior renovations at Pelham High-school and Middle-School.

1245 Broadway - New York, NY

Superintendent - Pre-Construction & CM Services for a new, \$75 Million, 180,000 SF, 22-story core and shell office. The project is built along the Broadway Subway Line & multiple utility vaults making for very complicated logistics scenario and heavy involvement from MTA and ConEdison. Additionally, 1245 Broadway is pursuing LEED Silver Certification, and has won the 2021 SEAoNY Excellence in Structural Engineering (EiSE) award.

101 Lincoln Avenue - New York, NY

Superintendent - \$419 Million mixed-use market-rate residential complex. Built next to CSX/CSM railroad. Consists of 921 rental units with indoor/outdoor amenities, 3 retail spaces, 423 parking spaces, and a 25,500 SF waterfront public access area. Involved site-work, superstructure, façade, MEPS, vertical transportation, and finishes.

“ Matthew Johns' experience in building design and construction spans over a decade and complex Projects ranging to \$90 M. In addition to managing a wide range of building types and delivery methods, he is proficient in AutoCAD, Revit (BIM), Photoshop and InDesign. He has held responsible positions working for both Architectural firms and Construction Management companies, which explains his track record of effective interaction at all levels of ownership, design professionals, management and construction personnel. In addition, he has excellent interpersonal and communication skills, which, combined with exceptional technical and hands on experience, makes him very adept at planning, organizing and overseeing the entire construction process, from concept through completion. ”

EDUCATION

City College of New York,
Bachelor of Architecture, 2009

CERTIFICATIONS & MEMBERSHIPS

- OSHA 10-Hour Training Course
- NYC DOB 4-Hour Scaffold Course

EXPERIENCE

PROJECT EXPERIENCE SHEETS

Located in Westchester County



Yonkers Public Schools

YONKERS, NY

PROJECT DESCRIPTION

"On-Call" Construction Management Services for 2022/2023 Capital Projects. Scope of work includes 6 total projects at various schools throughout the district:

1. Multiple building envelope renovations and related work at School 29.
2. Multiple building envelope renovations and related work at PEARLS Hawthorne School.
3. **Phase I of roof, doors, boiler systems replacement and site upgrades at School 29.**
4. **Replacement of ceilings and lights at Roosevelt High School.**
5. **HVAC Upgrades at School 15.**
6. Improvements to gymnasium complex and **site upgrades** at Lincoln High School.

CONTRACT AMOUNT \$15.5M
ARCHITECT Fuller and DeAngelo
COMPLETION 2023

CONTACT Mr. Lee Pavone, P.E., Sr. Mechanical Engineer,
School Facilities Management
lpavone@yonkerspublicschools.org
Phone: 914.376.8008

PROJECT EXPERIENCE SHEETS

Located in Westchester County



White Plains City School District I-V WHITE PLAINS, NEW YORK

I: Triton's first project for White Plains City SD consisted of new additions and district-wide renovations totaling \$69 Million. The new sustainable 103,300 SF Post Road Elementary School is a new two-story and one basement level K-5 classroom building which includes a state-of-the-art library, art rooms, music suites, auditorium with stage, **cafeteria, kitchen, and support facilities**. A playing field was constructed once the new building was completed and in operation, allowing for the demolition of the original three-story school building window replacement. District-Wide Renovations included athletic facilities upgrades, **district-wide roofing replacement, ceiling and lighting renovation, asbestos abatement, exterior door replacement**, sidewalk and curb reconstruction, **masonry reconstruction**, fire alarm system replacement, **HVAC upgrades**, locker room and **toilet renovations**, tennis court and gymnasium renovations, and exterior window replacement.

II: \$48.9 Million Bond Project covering district-wide improvements including: technology, security, roof, **windows**, MEP, and a historical restoration of the Eastview Elementary School. The Eastview Middle School Roof Replacement Project included a 50,000 SF roof replacement, new parapet walls and **replacement of existing window lintels on an 80 year old masonry building**. **Project also entailed District-wide Playground Replacements at 3 Schools.**

III: \$17.3 Million combined district-wide renovations projects.

IV: \$10 Million in volume, consisting of **re-turfing the High School and Middle School Athletic Fields**. Upgrades and **security features to the front Entrance** to the High School. Replacement of the Pool Mechanical System, and **Electrical Service upgrades** at the High School. Window, window lintel replacements, and **masonry work** at the Courtyard of the Highlands Middle School.

V: \$115 Million Capital Bond Project for District-wide upgrades including **full building HVAC upgrades** to include air conditioning in all of the District's classrooms, a new 50K SF classroom and office addition to the District's High School, renovation to cafeterias and media centers District-wide, and a **new synthetic athletic field and renovated running track**.

CONTRACT AMOUNT I: \$69.6 M; II: \$48.9 M; III: \$17.3 M;

IV: \$10 M; V: \$115M

COMPLETION I: 2010; II: 2017; III: 2018; IV: 2021; V: \$115M

ARCHITECT I: KG+D Architects;

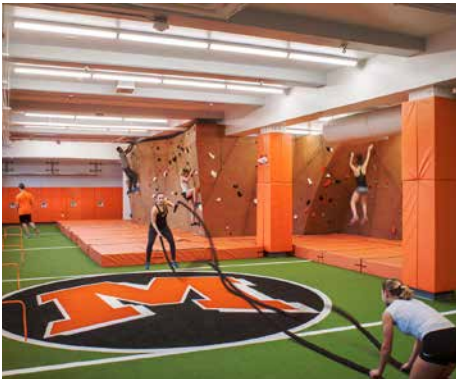
II, III, IV, V: H2M Architects + Engineers

CONTACT Dr. Ann Vaccaro-Teich, CPA, Ed.D.

Assistant Superintendent for Business & Operations
annvaccaroteich@wpcsd.k12.ny.us; (914) 422-2064

PROJECT EXPERIENCE SHEETS

Located in Westchester County



Mamaroneck UFSD I-IV

MAMARONECK, NEW YORK

PROJECT DESCRIPTION

I: The largest portion of the original \$22 Million bond referendum project was a **complete gut and upgrade of the entire original HVAC system** at the Hommocks Middle School. The building is over 275,000 SF. The HVAC demolition included all existing ductwork, heat distribution piping, classroom unit ventilators, and two large central boilers. **The HVAC system was replaced with nine large, roof-top units and 11 small, high-efficiency boilers, and over 2,000 linear feet of fin tube radiation.** The project also included roof replacement work at Mamaroneck High School, Chatsworth Elementary School, Hommocks Middle School, and Central Elementary School, complete window replacement of the entire Hommocks Middle School, and boiler replacement at Central Elementary School.

II: Scope of work for the second project included: **complete playground and surrounding sitework reconstruction** with large retaining walls at Chatsworth Ave. Elementary School and Murray Avenue Elementary School (including granite stair replacement). Also included was the complete renovation to 34 bathrooms in Murray Ave. Elementary School, Chatsworth Ave Elementary School, Mamaroneck Ave. Elementary School, and Mamaroneck High School. The project also included a complete renovation to the District's main data processing facility with **complex HVAC equipment installations**, as well as electric service improvements throughout the District.

III: Triton's third project at Mamaroneck UFSD covered the Mamaroneck High School Locker Room and Physical Education Renovations Bond Project and included infrastructure upgrades.

IV: \$49.8M Capital Improvement Bond Project, consisting of new additions to each of the District's elementary schools, a **state-of-the-art STEAM lab and Culinary Arts Studio** at Mamaroneck HS, **miscellaneous door replacements**, gym floor replacements and **District-wide HVAC improvements**.

CONTRACT AMOUNT I: \$22M; II: \$10M; III: \$9.4M;
IV: \$49.8M

COMPLETION DATE I: 2011; II: 2014; III: 2018; IV: 2021

ARCHITECT LAN Associates

CONTACT Steve Brugge, Director of Facilities
914.220.3080
sbrugge@mamkschools.org

PROJECT EXPERIENCE SHEETS



Located in Westchester County



Pelham UFSD

PELHAM, NEW YORK W

PROJECT DESCRIPTION

This project includes construction of the new Hutchinson Elementary School, renovation at Pelham Memorial High School (PMHS) & Pelham Middle School (PMS), security and ADA accessibility upgrades as well as **security front entrance** vestibules at Prospect Hill Elementary School, and the replacement of roof and parapets on the 1964 PMHS / PMS Annex and **masonry repointing** on PMS.

The new school will have sufficient classrooms to meet current and projected enrollment, dedicated special education classrooms, a spacious learning commons, MakerSpace, as well as art and music rooms. Additionally, the school will have a dedicated cafeteria/multipurpose room and small-group instruction spaces. The building will also feature a number of environmental features such as plentiful natural light, LED **lighting**, and efficient water and heating systems, designed to make the building equivalent to a LEED Silver Standard.

The project also includes **new installation of artificial turf at Glover Complex**, tennis court replacement, and installation of irrigation and renovation of Prospect Hill Field, as well as an ADA **playground**.

CONTRACT AMOUNT Schools \$57M; Athletic Field \$5M

COMPLETION DATE January 2022

ARCHITECT KG&D Architects, P.C.

CONTACT James Hricay

Assistant Superintendent for Business

914.738.9140

PROJECT EXPERIENCE SHEETS

Located in Westchester County



Hastings-on-Hudson UFSD I & II

HASTINGS-ON-HUDSON, NEW YORK

PROJECT DESCRIPTION

Triton's first project was a capital bond project including **new track and fields at Burke**, roof replacements, and an upgrade at the High School, Middle School, and Hillside Elementary School. The scope of work at the High School/Middle School and Elementary School, included tennis field work, **roofing work at all locations**, new copper gutter work and brick parapet wall rehabilitation at the HS/MS, **installation of new electrical service, asbestos abatement work, removal of existing doors and the installation of new fire doors with magnetic hold opens, installing new flooring**, and installing new unit ventilators in classrooms.

The second project consists of a 19,000 SF steel and brick addition to the Hillside Elementary school (4 classrooms, **kitchen, and cafetorium**) as well as upgrades to the MSHS auditorium and music suites as well as **boilers and roofing**. Hillside Elementary School: interior renovations and window replacements. Middle School & High School: Auditorium upgrades and music suite upgrades, **roofing and boiler replacement**.

CONTRACT AMOUNT I: \$6.5 Million; II: \$18.3 Million

COMPLETION DATE I: 2016; II: 2021

ARCHITECT H2M Architects + Engineers

CONTACT Maureen Caraballo

Business Official

914.478.6210

PROJECT EXPERIENCE SHEETS

Located in Westchester County



The Public Schools of the Tarrytowns

TARRYTOWN, NEW YORK

PROJECT DESCRIPTION

District-wide infrastructure work including six restroom gut renovations, two boiler room and burner replacements which included breaching and chimney reline, and removal of one oil tank. Scope also included: gym and cafeteria **lighting upgrades, roof replacements**, site upgrades including a new press box, new pre-cast concrete baseball and softball dug outs, various asphalt pavement and walking installations, **one complete exterior window and door replacement**, as well as various mechanical equipment replacements.

CONTRACT AMOUNT \$7.5M
COMPLETION DATE November 2020
ARCHITECT Memasi Design

CONTACT Anthony DeMan
Director of Facilities
914.332.6256

PROJECT EXPERIENCE SHEETS

Located in Westchester County



Somers CSD I - III LINCOLNDALE, NEW YORK

PROJECT DESCRIPTION

I: The High School project included the **addition of two synthetic turf athletic fields** and a new baseball field. Also included was a new 36,000 SF, two-story brick and steel gym and commons addition to the front of the High School consisting of a double gym space with new student locker space and athletic offices, **a kitchen and cafeteria commons area**, a **new front entrance** and administrative spaces with connecting corridors. A new 24,000 SF, two-story, brick and steel classroom addition to the rear of the building consists of 14 new classrooms, including new science, art, and band/choir rooms as well as standard classroom space. There were also 22,000 SF of interior renovations to the existing High School building including new science labs, computer labs, fitness center, and guidance suite. At the Middle School, a new 16,000 SF auditorium addition was built, including a 650-seat theatre, band room, and choir rooms. A new 5,000 SF cafeteria was also built. In addition, 18,000 SF of interior renovations to the Middle School included: art rooms, science rooms, computer rooms, and guidance and nurse suites. A new 36,000 SF classroom addition at the Middle School includes science labs and a **new front entrance rotunda**. Exterior work included installing over 260 new teacher and **student parking spaces in the new parking lots** at the High School, rerouting the bus loop in front of the High School and building a new bus facility with a two-bay maintenance garage and **90-bus parking lot** in the woods behind the high school. The project was completed on schedule and within budget.

II: Somers CSD awarded a second project to Triton in December 2017 for a district-wide facilities improvement project covering all 4 buildings, **replacement of 2 turf fields**, and enhancements to the Fitness/Wellness Center at Somers HS. The scope of work included **security vestibules**, **district-wide roofing**, a VoIP system, and **rooftop HVAC replacements**.

III: **\$10.7M District-wide security upgrades to cameras and classroom hardware, including campus lockdown. Select roofing replacements, new electrical service to original buildings**, and window security film at each school building.

CONTRACT AMOUNT I: \$54M; II: \$15.3M; III: \$10.7M

COMPLETION DATE I: 2006-2009; II: 2018-2019; III: 2019-2020

ARCHITECT I: KG+D Architects, PC;
II: Sammel Architecture LLPC;

CONTACT III: H2M Architects
Christopher Platania
Asst. Supt. for Business & Operations
914.277.2410

PROJECT EXPERIENCE SHEETS

Located in Westchester County



Lakeland Co-Generation

Lakeland CSD I-III

SHRUB OAK, NEW YORK

PROJECT DESCRIPTION

Triton's first project for Lakeland CSD consisted of CM services for renovations to the Copper Beach Middle School Pool. Triton's next project covered CM Services for Lakeland CSD's subsequent \$23 Million project covering the additions and renovations to the below listed schools:

- George Washington Elementary School
- Benjamin Franklin Elementary School
- Thomas Jefferson Elementary School
- Lincoln Titus Elementary School
- Van Cortlandtville Elementary School
- Copper Beech Middle School
- Lakeland High School
- Walter Panas High School
- School District Administration Building

The Lakeland Schools project consisted of a **\$10 Million energy performance contract**, which had to be closely coordinated with the separate \$23 Million capital building project. The capital building project consisted of 22,000 SF of additions, 30,000 SF of **renovations, and all site work**, fields, gym equipment upgrades and MEP upgrades. This included about 5,000 SF of kindergarten classroom additions at each of the five Elementary Schools in the District and locker room renovations, **new synthetic turf multipurpose fields and athletic tracks** at the Middle School and High Schools. The performance contract consisted of **boiler replacements** and the installation of **co-generation plants** at 5 schools, including Lakeland High School. The project also included **air conditioning, ventilation renovations, chilled water renovations, light fixture retrofits, and electrical renovations for standby generators**.

CONTRACT AMOUNT

I: \$23 Million Bond; II: \$10 Million Energy Performance Contract; III: \$57 M Bond

COMPLETION DATE I: 2006; II: 2006; III: Anticipated Fall 2025

ARCHITECT I-II: Dodge Chamberlin Luzine Weber-Architects, LLP; III: Tetra Tech Architects

CONTACT Lisa M. Garland
Purchasing Agent
914.603.9020 or 914.245.1700

PROJECT EXPERIENCE SHEETS

Located in Westchester County



Irvington UFSD

IRVINGTON, NEW YORK

PROJECT DESCRIPTION

Dows Lane Elementary School building improvements include:

Upgrade of security vestibules, additional Security cameras, safety film on windows, card access doors, replacement of existing **lighting** with LED **Lighting** (Brightcore), paving, AC in the Gym, roof replacement, floor abatement, boiler replacement, resurfacing of basketball court, new casework for classrooms, and a creativity suite. New construction includes stand-alone outdoor restrooms and facilities shed.

Main Street Elementary School building improvements include:

Upgrade of security vestibule, card access doors, enclosing walkway, safety film on windows, **additional security cameras,** replacement existing **lighting** with LED **lighting** (Brightcore), paving, floor abatement, replacement of waste line, painting the Bell Tower, upgrade of computer & science Lab, and AC installation at the gym.

Middle School building improvements include:

Enclose/Secure the Campus, **upgrade security vestibule, additional security cameras, enhancement of wayfinding/signage, card access doors,** safety film on windows, replacement of existing **lighting** with LED **lighting** (Brightcore), additional exterior **lighting,** music room casework, and upgrade to science rooms. Improvements to the Theater/Gym building include AC in the Gym and upgrades to theater.

High School building improvements include:

New security vestibule, additional security cameras, enhance wayfinding/signage, card access doors, safety film on windows, replace existing **lighting** with LED **lighting** (Brightcore), paving, AV maher gym, UV replacements and controls upgrades, girl's restroom & additional restroom renovations (Allowance), exterior **lighting,** exterior shade panel replacement, upgrades to the library, art room casework, additional collaborative spaces, and visualization suite. New construction includes the facilities storage building, a campus learning pavilion: Outdoor classroom, concession stand, restrooms and sport storage. Press box and bleachers.

CONTRACT AMOUNT \$18.3M

COMPLETION DATE 2021

ARCHITECT H2M Architects & Engineers

CONTRACT TYPE CM, Wick's Law

CONTACT Mr. Kristopher Harrison
Superintendent

914.591.8501

kristopher.harrison@irvingtonschools.org

PROJECT EXPERIENCE SHEETS

Located in Orange County



The Enlarged City SD of Middletown I & II

MIDDLETOWN, NEW YORK

PROJECT DESCRIPTION

I: This bond project for The Enlarged City School District of Middletown Project consisted of extensive Additions and Alterations to the Middletown High School Building, as well as district-wide infrastructure, health, and safety improvements in the remaining 8 buildings.

The scope of work at Middletown High School included a **new monumental front entrance way**, the construction of a third floor addition (28,000 SF) consisting of 11 classrooms and an innovation lab on top of the existing 2-story building. Also included was the construction of a **10,000 SF addition with "green roof" (grasses)** within an existing courtyard (including renovation of 6 classrooms), as well as 8 new tennis courts (including fencing, seating and lights), softball stadium lights, **resurfacing of all parking lots and roadways**, and health, safety, and age-related infrastructure upgrades and improvements.

Among the key components in the remaining 11 buildings were the following: **roofing replacement, HVAC work**, fire alarm, **PA upgrades, masonry restoration**, athletic facilities upgrades (softball, baseball, tennis, field equipment, lockers), **interior finishes including flooring (auditorium stage, gym, cafeteria, library, guidance, administrative, corridors, classrooms)**, and widening and repaving perimeter access road, site paving and walk replacement.

II: This project includes additions and alterations to Twin Towers Middle School, to include site development, building infrastructure, interior renovations, a classroom addition, and a cafeteria addition. **Includes HVAC Upgrades** (Air Conditioning), site improvements (Playfields + Drop-Off Loops), additions (New Construction), alterations (Renovation of Existing Space). The total construction cost is anticipated to be around \$87 million.

CONTRACT AMOUNT I: \$46.2M; II: \$103M
COMPLETION DATE I: 2016-2017; II: 2023-2025
ARCHITECT I, II: KG+D Architects

CONTACT William Bartlett, Director of Facilities,
845.326.1194;
Michael Tuttle, Asst. Supt. for Administration
845.326.1144

PROJECT EXPERIENCE SHEETS

Located in Orange County



Florida UFSD I - III

FLORIDA, NEW YORK

PROJECT DESCRIPTION

Triton services included pre-construction and construction operations oversight throughout the construction phase.

Triton's first project involved extensive infrastructure, **windows replacement** and interiors work at the existing S.S. Seward Institute (combined Middle School and High School) and Golden Hill Elementary School. Work included renovated and updated interior classrooms, **roofing**, and **asbestos removal**.

Triton's second project for Florida UFSD included: gym floor restoration, **HVAC mechanical upgrades**, and new millwork and countertop installations at both Seward Institute and Gold Hill Elementary. Work at Seward Institute (MS/HS) included: **asbestos abatement**, **new generator and switch** gear, 3 fully renovated and equipped science laboratories, new elevator and basement sump pump installations, and full gut and remodel of 6 gang bathrooms. **Sitework**, Gym **PA System**, new automatic folding partitions, as well as a new **playground** and drainage system were completed at Golden Hill Elementary.

Triton's third project includes various infrastructure projects throughout the school district, including **sports field upgrades**, fire alarm upgrades, and **front entrance security vestibules**, **window and boiler replacements**, and library upgrades at their high school.

CONTRACT AMOUNT I: \$4.9M; II: \$5M; III: \$8M
COMPLETION YEAR I: 2012; II: 2015; III: 2021
ARCHITECT BBS Architects & Engineers

CONTACT Tom Andryshak
Director of Facilities
845.742.2016

PROJECT EXPERIENCE SHEETS

Located in Orange County



Goshen CSD

GOSHEN, NEW YORK

PROJECT DESCRIPTION

New 17,000 SF addition consisting of four new classrooms, centralized administrative offices, and a **security vestibule at the front entrance**. New STEAM (Science, Technology, Engineering, Arts & Math) Lab and Suite. Music department upgrades including upgraded seating, acoustics and **lighting** in the auditorium. Athletic upgrades that include a new **artificial multi-use turf athletic field with 8-lane track and lighting** (to replace existing track and football field) and 1,500 seat bleachers, concession stand, team locker rooms, training room, storage rooms and bathrooms. District-wide IT infrastructure upgrades including improved high speed broadband and wireless connectivity throughout the district and a VOIP (Voice Over Internet Protocol) phone system.

CONTRACT AMOUNT \$34 M
COMPLETION DATE 2019
ARCHITECT LAN Associates

CONTACT Dr. Kurtis Kotes
Superintendent of Schools
(845) 615-6720
kurtis.kotes@gcsny.org

PROJECT EXPERIENCE SHEETS

Located in Putnam County



Brewster Central School District I, II, III

BREWSTER, NEW YORK

PROJECT DESCRIPTION

Brewster CSD is another of Triton's repeat Clients.

I: \$29 Million bond consisting of major additions and renovations to the H.H. Wells Middle School, **roofing**, a new library addition, and a new **High School synthetic turf field sports stadium** with grand stand seating for home and visitors including a press box, **lighting**, and water retention ponds.

II: \$38.9 Million Bond Referendum. Scope of work included: five new additions, three major building renovations, two building roof replacements, a new district-wide water main replacement, **district-wide security upgrades, and miscellaneous site-work and paving**. Buildings included: Brewster High School, C. V. Starr Intermediate School, JFK Elementary School, H. H. Wells Middle School, and the Administrative Office Building. JFK Elementary underwent a complete building gut and replacement including MEP.

III: \$83M Capital Bond Project, consisting of a new cafetorium addition to the District's existing Intermediate School, and new 27,000 SF field house and STEAM Lab at the District's High School, **HVAC upgrades** to the District's Elementary School and High School, **one synthetic field replacement and a new natural-to-synthetic field conversion with new running track**.

CONTRACT AMOUNT I: \$29M; II: \$38.9M; III: 83M
COMPLETION DATE I: 2012; II: 2018; III: 2026
ARCHITECT KG+D Architects

DISTRICT Brewster CSD
CONTACT Victor J. Karlsson, CPA
Director of Business Services
845.279.8000 ext. 6117

PROJECT EXPERIENCE SHEETS

Located in Putnam County



Carmel CSD

CARMEL, NEW YORK

PROJECT DESCRIPTION

The Carmel CSD project was completed in 3 phases from 2020-2021. Phase 1 included District wide roof replacements, complete roof replacement on 5 District buildings. Phase 2 included a new Bus Transportation Building on a new site, and Phase 3 included interior library alterations.

CONTRACT AMOUNT \$27.5M
COMPLETION DATE 2020-2021
ARCHITECT CPL Architects

CONTACT John Fink
Interim Superintendent of Business
Mary-Margaret Zehr
Superintendent of Schools
845.878.2094

PROJECT EXPERIENCE SHEETS

Located in Greene County



Catskill Central SD

CATSKILL, NEW YORK

PROJECT DESCRIPTION

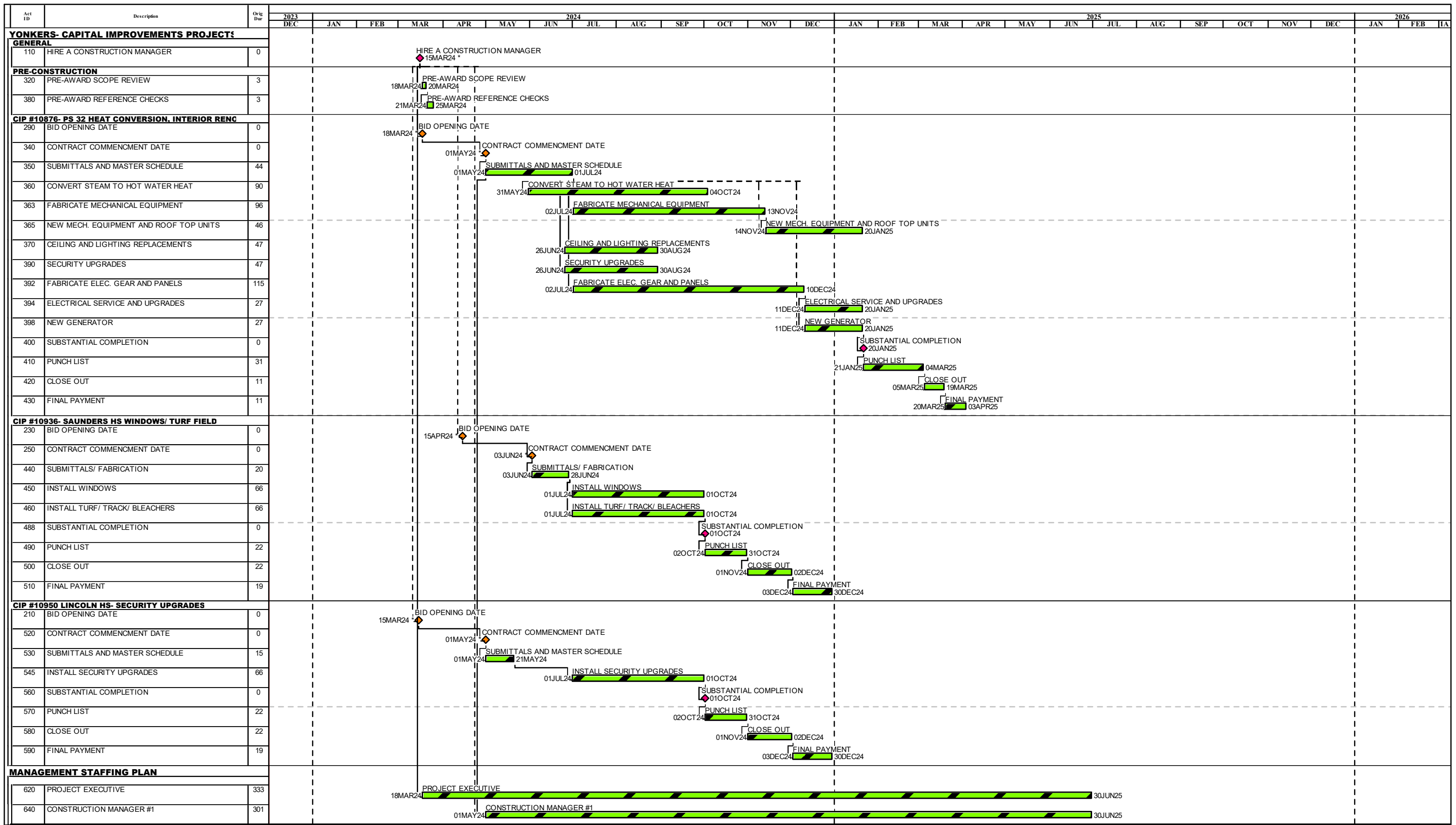
The \$40.8 Million Capital Improvement Bond was approved in 2019 and construction began in the Fall of 2020. Two-thirds of the project finished in the Fall of 2021, and the remainder of Construction is scheduled for completion by Fall 2023. The project consists of a new 20,000 SF Gym Addition with a **new synthetic turf field**; new STEAM lab and Nurses Suite; renovation of the HS theater with new seating and **state-of-the-art lighting** & sound system; renovated main offices at the elementary and middle schools; and **district wide HVAC/Mechanical upgrades, security improvements, windows and roofing replacements**.

CONTRACT AMOUNT \$40.8M
COMPLETION DATE 2020-2023
ARCHITECT BBS Architect, Landscape Architects & Engineers

CONTACT Lissa Jilek Business Official
ljilek@catskillcsd.org
(518) 943-2300 ext. 1414

MANAGEMENT PLAN

SCHEDULE



Company name	Triton
Project name	Yonkers RFP 420...
Project title	Yonkers- RFP 420-24-02
Run date	20 FEB 24
Number/Version	RFP 2-16-24
Page number	1A
© Primavera Systems, Inc.	

**YONKERS PUBLIC SCHOOLS
CAPITAL IMPROVEMENTS PROJECTS
SCHEDULE FOR ON-CALL SERVICES RFP 420-24-02**

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

FEE STRUCTURE

Part 3 – FEE PROPOSAL				
School	PS32	Saunders H.S.	Lincoln H.S.	Total Assignment Fee
Total Project Cost	\$8,000,000	\$1,000,000	\$1,300,000	
YPS CIP #	10876 (Part 1) Through May 2025	10936 (Part 1)	10950	
Part 3.01: Basic Services Construction Management Services Fixed Lump Sum Fee (Includes Submittal Exchange):	\$299,029.00	\$37,384.00	\$48,587.00	\$385,000.00
Part 3.02: Estimated Reimbursables: Consultants Proposed Markup = _____%	\$00.00	\$00.00	\$00.00	\$00.00
Part 3.03: Additional Services:	\$5,000.00	\$4,000.00	\$4,000.00	\$13,000.00
Total Project Fees	\$ 304,029.00	\$ 41,384.00	\$ 52,587.00	\$ 398,000.00

TOTAL SUM OF THIS PROPOSAL Three Hundred Ninety Eight Thousand and no/100 Dollars

Triton Construction Company, LLC

(printed name of proposer)

Construction Manager

ADDITIONAL FEE CLARIFICATIONS

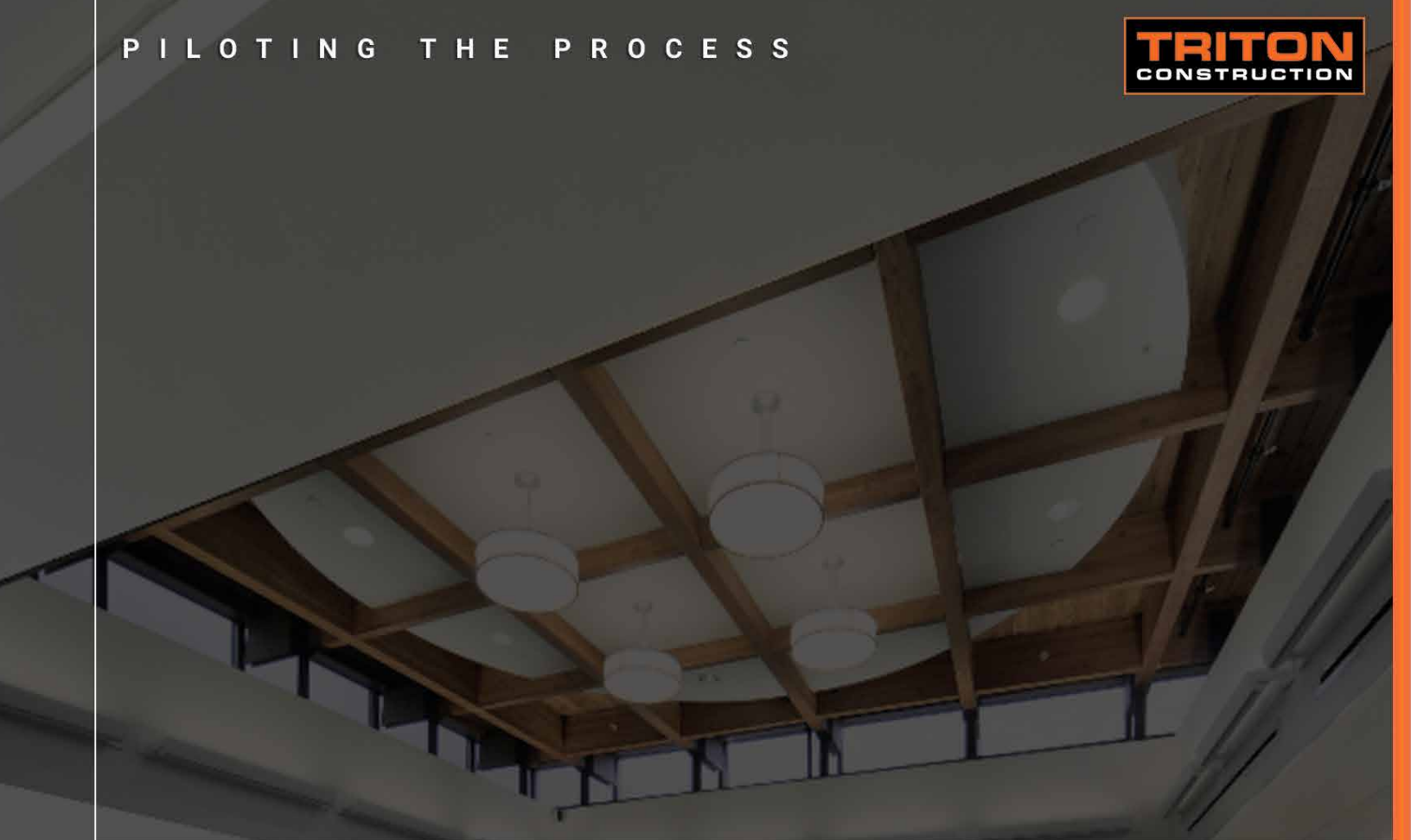
ADDITIONAL FEE CLARIFICATIONS

If we are awarded both Yonkers RFP 420-24-01 and RFP 420-24-02 contracts we could offer a significant discount to project 420-24-01.

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. Triton will not seek any additional "reimbursable expenses."

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.

* * *



PERTINENT INFORMATION



ADDENDUM



Innovation • Inspiration • Excellence for All

One Larkin Center
Yonkers, New York 10701
Tel. 914 376-8008
Fax 914 376-8621
mpelliccio@yonkerspublicschools.org

(3) - PAGES TOTAL

TO: PROSPECTIVE PROPOSERS

DATE: 2/12/2024

FROM: Lee Pavone, P.E., Senior Mechanical Engineer, School Facilities Management

RE: Request for Proposal RFP No. 420-24-02, Construction Management Services for Capital Improvement Projects 10876, 10936 & 10950

Dr. Luis Rodriguez
Interim Superintendent of Schools

Michael Pelliccio
Executive Director of Facilities III
School Facilities Management

ADDENDUM No. 1: INFORMATIONAL – Response to RFI's

The contents of this addendum alter and amend the original RFP requirements and take precedence over the related items therein. This addendum forms a part of the RFP documents. Proposer's must acknowledge receipt of all addenda when submitting their proposals. Failure to acknowledge receipt may render your proposal non-responsive and ineligible for assignment. Proposers are responsible for ensuring that they receive all addenda.

PLEASE NOTE THE FOLLOWING RESPONSE TO PROPOSER RFIs TO RFP 420-21-23:

RFI #1: *Which Capital Projects will require a web-based construction management software tool (i.e. Submittal Exchange)?*

YPS Response: *The following Capital Projects will **not** require a web-based construction management software tool: CIP 10936 & 10950*

RFI #2: *Proposed Construction schedule appear to be too aggressive for CIP 10950. Please confirm construction schedule?*

YPS Response: *The Construction Milestone Schedule are target dates. For Capital Project 10950 the proposed contract duration remains 365 calendar days and the CM shall propose accordingly.*

1. CONTRACT DURATION

ADDENDUM

The work encompassed in this contract is to be commenced on **May 1, 2024** or as soon thereafter that written notice to proceed (NTP) is issued. The Contract shall expire in **365** calendar days and contractor shall refer to Article XI.B.5 Construction Schedule Requirements for completion of scope of work.

2. CONSTRUCTION MILESTONE SCHEDULE

- a. The contractor shall submit Construction Schedule for owner approval no later than 21 calendar days from NTP.
- b. All Submittals and shop drawings completed no later than 28 calendar days from NTP.
- c. Schedule of Values Completed no later than 14 calendar days from NTP.
- d. Proof of Release of orders no later than 42 calendar days from NTP.
- e. All work shall be substantially completed no later than January 30, 2025.
- f. Punchlist work completed no later than March 15, 2025.
- g. Closeout Documents submitted and approved by the owner no later than March 30, 2025
- h. Final Payment & Release Retainage Payment issued no later than April 15, 2025.

RFI #3: *Please clarify requirements for Pre-Construction Management Services.*

YPS Response: *Should Pre-Construction Management Services be requested, said services will be performed under the "Additional Services Fee" on a "Time & Material" basis in accordance with the CM's contract hourly rates and percent mark-up. There will be no markup on time.*

RFI #4: *Is cost estimating required?*

YPS Response: *The CM will not be required to provide a "Total Construction Cost Estimate" typically defined under Pre-Construction Management Services. The CM will be required to provide cost estimating for validation of contract change orders and said services will be performed under the "Additional Services Fee" on a "Time & Material" basis in accordance with the CM's contract hourly rates and percent mark-up. There will be no markup on time.*

The RFP Response Date is revised from, February 14, 2024 at 3:00 P.M. to **February 21, 2024 at 3:00 pm.**

ADDENDUM

****END OF ADDENDUM 1****

RFP 420-24-02: ADDENDUM No. 1 – ACKNOWLEDGEMENT

Return this document with your proposal to: Mr. Lee Pavone, Senior Mechanical Engineer, School Facilities Management lpavone@yonkerspublicschools.org

Proposer's Firm: Triton Construction Company LLC

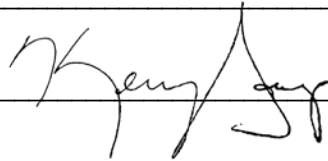
Address: 550 7th Avenue, 14th Floor, New York NY 10018

Proposer's Representative: Kevin Sawyer

Title: Vice President, Project Executive

E-mail: k-sawyer@tritonconstruction.net

Signature: _____



Date: 2/14/24

ADDENDUM



Innovation • Inspiration • Excellence for All

One Larkin Center
Yonkers, New York 10701
Tel. 914 376-8008
Fax 914 376-8621
mpelliccio@yonkerspublicschools.org

(2) - PAGES TOTAL

TO: PROSPECTIVE PROPOSERS

DATE: 2/21/2024

FROM: Lee Pavone, P.E., Senior Mechanical Engineer, School Facilities Management

RE: Request for Proposal RFP No. 420-24-02, Construction Management Services for Capital Improvement Projects 10876, 10936 & 10950

Dr. Luis Rodriguez
Interim Superintendent of Schools

Michael Pelliccio
Executive Director of Facilities III
School Facilities Management

ADDENDUM No. 2: INFORMATIONAL – Response to RFI's

The contents of this addendum alter and amend the original RFP requirements and take precedence over the related items therein. This addendum forms a part of the RFP documents. Proposer's must acknowledge receipt of all addenda when submitting their proposals. Failure to acknowledge receipt may render your proposal non-responsive and ineligible for assignment. Proposers are responsible for ensuring that they receive all addenda.

PLEASE NOTE THE FOLLOWING CLARIFICATION:

With regards to capital project CIP 10876 "Part 1 – Windows, Masonry, Interior Improvements & Site Work" at Family School 32 the District will not accept a percent fee of the Total Project Cost, consultant shall base their fee for the duration of 365 calendar days from Notice to Proceed. Note the duration for the Total Project Cost is through December 2026.

The **RFP Response Date is revised from**, February 21, 2024 at 3:00 P.M. to **February 23, 2024 at 3:00 pm.**

****END OF ADDENDUM 1****

RFP 420-24-02: ADDENDUM No. 2 – ACKNOWLEDGEMENT

Return this document with your proposal to: Mr. Lee Pavone, Senior Mechanical Engineer, School Facilities Management lpavone@yonkerspublicschools.org

ADDENDUM

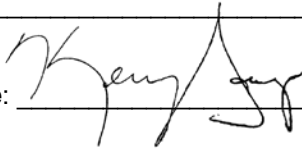
Proposer's
Firm: Triton Construction Company LLC

Address: 550 7th Avenue, 14th Floor, New York NY 10018

Proposer's
Representative: Kevin Sawyer

Title: Vice President, Project Executive

E-mail: k-sawyer@tritonconstruction.net

Signature: 

Date: 2/21/24



TRITON
CONSTRUCTION

TRITONCONSTRUCTION.NET

MAIN OFFICE

550 7th Avenue • 14th Floor • New York, NY • 10018
PHONE: 212.388.5700

UPSTATE NY OFFICE

1279 Route 300 • 1st Floor • Newburgh, NY • 12550
PHONE: 845.522.8869