



45 KNOLLWOOD ROAD, STE 401, ELMSFORD, NEW YORK 10523

JOSEPH FULLER JR., AIA  
PRESIDENT

JOHN D'ANGELO, ARA, LEED AP  
EXECUTIVE VICE PRESIDENT

NICHOLAS A. D'ANGELO, FARA, CSI  
PRESIDENT EMERITUS

January 12, 2023  
*(Revised: April 19<sup>th</sup>, 2023)*

Mr. Lee Pavone, P.E., Senior Engineer  
Yonkers Public Schools  
One Larkin Center  
Yonkers, NY 10701

RE: ADDITIONAL SERVICES REQUEST  
SCHOOL 30 - BUILDING AND SITE UPGRADES - YPS #: 10957  
FULLER AND D'ANGELO PROJECT #: 22494.00

Dear Lee,

As directed, the following are additional service fees requested to revise the project into a 2 phased completion duration and to incorporate additional work scope beyond those listed in the original RFP in accordance with your email of 12/6/22.

We understand this project will now be bid on and constructed under a multi-phase scenario. The original RFP was submitted and Notice to Proceed was given based on a single project with the overall budget as indicated within the RFP of \$5,188,982. Revised budget and work scope indicated in the 12/6/22 email increased the budget to \$5,600,000. The following scope changes have been added to the project and are included in our revised fee:

- Addition of lower area site work.
- Addition of Gym area office HVAC systems.
- Increased budget of HVAC work.
- Addition of 2<sup>nd</sup> SED Submission.
- Addition of Bidding and Construction Administration Phase services for Project 1.
- (Bid & CA Services for Project 2 will be negotiated upon available project funding.

We propose the original fees for the project, submitted in the RFP, be revised to the following:

Project 1 - YPS # 10957: (YPS Budget \$1,300,000):

Kick-Off	\$ 3,500
Schematic Design	\$ 7,100
Design Development	\$ 14,500
SED Submission and Design Development	\$ 25,600
Bidding and Negotiations	\$ 3,500
Construction Administration (3 <sup>rd</sup> Party CM)	<u>\$ 17,500</u>
Additional Services Reimbursable	<u>\$ 10,000</u>
<b>Total Fee Project 1:</b>	<b>\$ 81,700</b>

Project 2 - YPS # T.B.D.: (YPS Budget \$4,300,000):

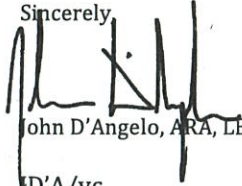
Kick-Off	\$ 11,700
Schematic Design	\$ 23,400
Design Development	\$ 44,800
SED Submission and Design Development	\$ 83,600
Additional Services Reimbursable	<u>\$ 30,000</u>
<b>Total Fee Project 2:</b>	<b>\$ 193,500</b>

<b>Project 1:</b>	<b>\$ 81,700</b>
<b>Project 2:</b>	<b><u>\$ 193,500</u></b>
<b>Total:</b>	<b>\$ 275,200</b>
<b>Less Original Assignment</b>	<b><u>\$ 220,000</u></b>
<b>Amendment 1 Required Amount</b>	<b>\$ 55,000</b>

REVIEWED  
LEE PAVONE  
SR. MECH. ENGR.  
4/19/2023

We trust you agree with this fee modifications. If you should require any additional information, please do not hesitate to call.

Sincerely,

A handwritten signature in black ink, appearing to read 'John D'Angelo', written over the printed name.

John D'Angelo, ARA, LEED AP

JDA/vc

F:\00000.00\22494.00 Yonkers PS 30 Bldg. & Site Upgrades\2 Owner\041923 Ltr. to Pavone re. Revised PS30 fees Phase 2 revised.doc

## PAVONE, LEE M.

---

**From:** PAVONE, LEE M.  
**Sent:** Tuesday, December 6, 2022 9:31 AM  
**To:** John D'Angelo (johnd@fullerdangelo.com); William Means  
**Cc:** Vicki Careccia; PELLICCIO, MICHAEL; jcarr@yonkerspublicschools.org; 'amanda.cocchiola@yonkersny.gov'; Hazem Al-Hijazin (hazem.al-hijazin@yonkersny.gov); VARILLAS, REBECCA  
**Subject:** School 30 Amend 1 Proposal Dividing CIP 10957 Into SED Projects  
**Attachments:** PS-30 Project Site & Signage and Project Roof Interior HVAC & Electrical Upgrades.xlsx

Gentlemen:

School Facilities staff is requesting an amendment proposal from Fuller & D'Angelo to divide the capital project 10957 Building & Site Upgrades into two SED Projects. Project 1(10957) to fast track SED submission for the site playground work with minimal interior building work to garner state aid. Project 2 would entail the remaining original building scope of work: roof, toilet, office, HVAC, PA and FA upgrades.

At the kick-off meeting with the School Principal we discussed the first project to be fast track (10957) would be Site Playgrounds and Interior Signage. However after further discussions with the Directors of School Facilities, we are requesting F&D to include replacing the gym floor and additional site restoration on lower playgrounds (paving, striping, fence repairs and walkway to crosswalk). This project budget (including soft costs) is being revised to \$1.3 million.

The second SED project will be Roof, Interior (toilets & offices), HVAC & Electrical (FA & PA) Upgrades. This project budget (including soft costs) will be set at \$4.3 million.

See attached Excel workbook for SFM's Total Project Cost estimates for both projects.

In your amendment proposal please break out your fees for associated with Project 1 (10957\_ and Project 2. Once I receive the amendment proposal I will then ask our Finance Department to revise the Authorization for 10957, Authorize Project 2 and provide update funding codes for you amendment to be presented at the January BOE Meeting.

If you have any questions please contact me.

**Lee Pavone, P.E.**  
**Sr. Mechanical Engineer**  
**School Facilities Management Dept**  
**Yonkers Public Schools**  
**(O) (914) 376-8008**  
**(M) (914) 424-2779**  
**[lpavone@YonkersPublicSchools.org](mailto:lpavone@YonkersPublicSchools.org)**

## Roof, Interior, HVAC and Electrical Upgrades

Item	Cost
Double Roller Shades	\$ 60,000.00
Original 1952 Building Gang Toilets Full Reno	\$ 280,000.00
1963 Addition Gang Toilets Ceiling, Lights, Radiator & Tile Repair	\$ 80,000.00
Roof & Building Envelope	\$ 1,180,000.00
Fire Alarm	\$ 350,000.00
PA	\$ 145,000.00
Main Office, Cafeteria & Gym HVAC	\$ 500,000.00
Limit 5 Classrooms Ceilings & Lights	\$ 152,000.00
New Offices at Stage	\$ 350,000.00
	<b>\$ 3,097,000.00</b>
25% Gen Cond, Esc, Contingency	\$ 805,220.00
	<b>\$ 3,902,220.00</b>
Soft Costs @12%	\$ 468,266.40
<b>Total Project Cost</b>	<b>\$ 4,370,486.40</b>
<b>Say</b>	<b>\$ 4,300,000.00</b>

RFP-420-22-16  
School 30  
Site and Signage Upgrades

School Facilities Management  
CIP Estimate

Item	Cost
Site Sidewalks & Green Landscape	\$ 150,000.00
Signage	\$20,000
Upper Site Work	\$ 350,000.00
Lower Site Work	\$ 265,000.00
Gym Floor	\$ 160,000.00
<b>Subtotal</b>	<b>\$ 945,000.00</b>
25% Gen Cond, Esc, Contingency	\$ 245,700.00
	<b>\$ 1,190,700.00</b>
Soft Costs @12%	\$ 142,884.00
<b>Total Project Cost</b>	<b>\$ 1,333,584.00</b>
<b>Say</b>	<b>\$ 1,300,000.00</b>