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**Anibal Soler, Jr.**  
Superintendent of Schools

**Dr. Frank Hernandez**  
Associate Superintendent

**Michael J. Pelliccio**  
Executive Director  
School Facilities Management

**(3) - PAGES TOTAL**

**TO: PROSPECTIVE PROPOSERS**

**DATE: March 18, 2025**

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

**RE: Request for Proposal RFP No. 420-25-02 Auditorium & Classroom Improvements at School 16**

**ADDENDUM No. 2:**

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.

1. The following is clarification or additions to the existing RFP scope of work.
  - a. The consultant shall include adding power receptacles around the perimeter walls of the Auditorium, Stage & Offices.
  - b. With regards to existing Public Address, Fire Alarm, and Emergency (life safety) the intent of the scope of work is to call for provisions to temporarily remove and reinstall where systems are affected by the work. However, the Consultant will be required to address any of Code compliance.
  - c. Upgrade existing stage house and back room lighting.
  - d. Upgrade theatrical lighting.
  - e. Add emergency hold opens for main interior entrance doors to the Auditorium.
  - f. Provide designs for portable wireless sound system.
  - g. The consultant shall include as part of their basic service the rehabilitation of existing HVAC systems and adding wall mounted split Heat Pumps.

- h. The Consultant will include as an add Alternate to replacing the existing HVAC with a new energy efficient heating and cooling system for the Auditorium.
  - i. The Consultant shall include Classroom 20, 33 and 2<sup>nd</sup> Floor Guidance and adjacent Storage Rooms.
  - j. Stage ADA lift is not being requested at this time.
2. Replace Fee Schedule Table 3.01 with the Table provided below. The Consultant will provide a Lump Sum Fee proposal for each design phase for the HVAC Add Alternate scope of work.

TABLE 3.01		
RFP 420-25-02	Auditorium & Classroom Improvements at School 16	
	PROPOSED PROGRESS SCHEDULE AND LUMP SUM FEES FOR BASIC SERVICES	
PROJECT PHASE	DURATION (Weeks)	School 16 FEE
		Budget \$1,300,000 (including soft costs)
Kick-off		
Schematic Design Base Fee		
HVAC Alternate Fee		
Design Development Base Fee		
HVAC Alternate Fee		
SED Submission & Construction Documents Base Fee		
HVAC Alternate Fee		
Bidding and Negotiation	N.A.	N.A.
Construction Administration	N.A.	N.A.
Additional Services Reimbursables Consultants Proposed		
Markup _____ %	N.A.	\$15,000.00
<b>TOTAL</b>		

TOTAL SUM OF THIS PROPOSAL \_\_\_\_\_

\_\_\_\_\_  
(printed name of proposer) Architect or Engineer

3. The RFP response date is remains at March 28, 2025 at 3 pm.
4. End of Addendum 2

**Return this document with your proposal to: Mr. Lee Pavone, Senior Mechanical Engineer, School Facilities Management [lpavone@yonkerspublicschools.org](mailto:lpavone@yonkerspublicschools.org)**

**Proposer's Firm:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Proposer's Representative:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**E-mail:** \_\_\_\_\_ **Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

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**(2) - PAGES TOTAL**

**TO: PROSPECTIVE PROPOSERS**

**DATE: March 11, 2025**

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

**RE: Request for Proposal RFP No. 420-25-02 Auditorium & Classroom Improvements at School 16**

**ADDENDUM No. 1:**

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.

1. The Pre-Response Conference has been changed from March 13, 2025 at 10:00 am to March 13, 2025 at 11:30 am.
2. The RFP response date is remains at March 28, 2025 at 3 pm.
3. End of Addendum 1

**Return this document with your proposal to: Mr. Lee Pavone, Senior Mechanical Engineer, School Facilities Management [lpavone@yonkerspublicschools.org](mailto:lpavone@yonkerspublicschools.org)**

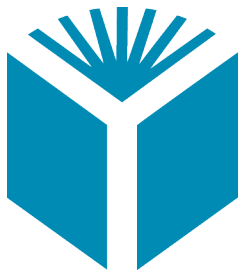
**Proposer's  
Firm:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Proposer's Representative:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**E-mail:** \_\_\_\_\_ **Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_



**YONKERS  
PUBLIC SCHOOLS**



**CITY OF YONKERS / YONKERS PUBLIC SCHOOLS  
SCHOOL FACILITIES MANAGEMENT**

One Larkin Center – 3<sup>rd</sup> floor

Yonkers, NY 10701

Phone: 914.376.8008

**Request for Proposal RFP No. 420-25-02  
Architectural/Engineering Design Services**

**Auditorium & Classroom Improvements  
at  
School 16**

For Issue on March 5, 2025

Response Due Date: March 28, 2025 at 3:00 pm

This is a request for proposals (RFP) to perform Architectural/Engineering Services for the School Facilities Management Dept. (SFMD) of the Yonkers Public Schools (YPS). This RFP will be the basis, in part or in whole, of an Agreement between the successful proposer and the YPS for the work described at the rates and schedule proposed herein and/or as amended by negotiation.

Submit proposals electronically via email to:

Lee Pavone, Senior Mechanical Engineer, School Facilities Management  
[lpavone@yonkerspublicschools.org](mailto:lpavone@yonkerspublicschools.org)

**PART 1 - THE CONSULTANT'S RESPONSIBILITIES**

**1.01 BASIC SERVICES**

The selected Architect or Engineer hereinafter referred to as the "Consultant", shall perform

the normal architectural, structural, civil, mechanical and electrical engineering services as deemed necessary to insure a complete biddable and permitted design. All design shall be in accordance with all Federal, State (State Education Department, S.E.D.), County and local codes and regulations. The Consultant will complete, submit, and follow to approval all forms and paper processes required by the New York State Education Department from the LOI to project closeout including all Change Orders and Certificates of Substantial Completion (CSC).

The selected Architectural/Engineering Firm hereinafter referred to as the "Consultant", shall perform the scope of services as outlined in RFP-483 and Part 1 of this RFP.

## **1.02 PROJECT BUDGET**

The budget for Auditorium Improvements at School 16 is estimated to be \$1,300,000, see Attachment "A" included with this RFP. The consultant is to review the scope of work below and comment on the sufficiency of this sum in his/her response.

## **1.03 PROJECT SCOPE**

### **Auditorium**

The Consultant shall develop the designs for the restoration of the Auditorium and associated Balcony, Stage and Storage Rooms. The scope work shall include but not be limited:

- Replacement of finished wood floor with new vinyl plank or vinyl sheet flooring.
- Replacement of existing seating.
- Provisions for new wall and ceiling acoustics.
- Refurbishing wood stage floor.
- Replacement of the existing stage curtains and ropes with new and track hardware restoration.
- Restoration of interior finishes which includes plaster ornamental columns & moldings, prime and painting of all surfaces.
- Replacement of all Auditorium interior doors and frames.
- Replace wall & floor receptacles, damaged wire mold and electrical power wiring to wall receptacles.
- Emergency exit lighting.
- Evaluate and design minimum masonry repairs to the Auditorium building envelope to stop water from infiltrating into these spaces; which may include but not be limited to repointing and masonry coatings and sealants.
- Rehabilitate existing overhead stage lighting.
- Requisite hazardous material amelioration.
- Replacement of HVAC grilles & diffusers.
- Add alternate for energy efficient HVAC upgrades, ductless split AC units and sound system.
- At SED/Construction Documents phase the Consultant shall include a North, East, South and West facing renderings of the newly renovated Auditorium.

### **Classrooms**

Restoration shall include designs for the replacement of the finished flooring for Classrooms 21, 22, 30, 31, 32 & 23. It is assumed there is existing Vinyl Composition Tile installed over

plywood and installed over Vinyl Asbestos Tile Flooring. The designs to include new subfloor and finished flooring of vinyl plank or vinyl sheet flooring. Restoration of the basement and second-floor hallways shall also be included.

The consultant will be required to solicit 3 quotes from painting contractors to determine paint preparation scope of work and paint material performance specifications. This is to avoid potential change orders from potential peeling paint. Fee's associated with this task will be compensated under the Additional Services & Reimbursable Fees noted under Part 3 of this RFP.

#### **1.04 ASBESTOS & HAZARDOUS MATERIALS ABATEMENT**

Asbestos and hazardous materials surveys, testing and designs will be performed by one the District's contracted Environmental Consulting Firms. The Consultant will be required to incorporate the environmental consulting firm's (signed & sealed) drawings and specifications into their SED submission package. The District will engage with its Environmental Consulting Firm upon completion of the Design Development phase. The Consultant shall not proceed into the Construction Documents Phase until the District's Environmental Consultant has completed their surveys and determined the hazardous materials abatement scope of work.

#### **1.05 BACKGROUND DATA**

The following materials are available for viewing during the proposal phase and will be presented to the Consultant at the Kick-off meeting:

- 2020 Building Condition Survey.
- 2022 AHERA Asbestos Reports.
- Electronic (scanned) plans of the building.
- Basic floor plans on AutoCAD

#### **1.06 DESIGN REVIEW MEETINGS**

Design Review Meetings will be arranged, chaired and recorded in *minutes by the Consultant* for the presentation and discussion of the following topics and design deliverables:

**Kick-Off Meeting:** Attendees shall include the Consultant, sub-consultants, and SFMD.

**Schematics Design Phase Review:** Attendees shall include the Consultant, sub-consultants, and SFMD. The Consultant shall schedule, conduct and record a second meeting, on site with the SFMD, the School's Principal and Custodian.

**Design Development Phase Reviews:** Attendees shall include the Consultant, sub-consultants, and SFMD.

**Construction Documents Phase Review:** Attendees shall include the Consultant, SFMD and staff from the Buildings and Grounds section of the SFMD.

~~**Contractor Pre Award Meeting:** Attendees shall include the Consultant, sub-consultants, SFMD and the apparent low bidder.~~



~~**Pre-Construction Meetings:** Two meetings shall be scheduled, back to back if possible. The first will include the Consultant, SFMD, B&G and the Contractor. The second shall include the school principal, custodian, local unions' representatives, and the Contractor.~~

**Additional Meetings:** The Consultant shall attend additional meetings with local government officials, the public, Board of Trustees and their representatives as requested by YPS and billed in accordance with the Consultants Hourly Rates as listed in Part 3.03

~~**Construction Progress Meetings:** Job Meetings will be held every week during the prime construction season. Attendees are to include the Consultant, the Contractor, and the SFMD.~~

## **1.07 DELIVERABLES**

All deliverables are to be transmitted in hardcopy and **electronically, in the programs with which they were created, unless otherwise noted.** The contract documents, plans, specifications and other data are to become the property of the YPS. Hold harmless documentation shall be furnished upon request.

Unless indicated otherwise, for each Phase of the Design Process, excluding the Kick-Off, the Consultant shall furnish and deliver:

1. Minutes for each and every meeting held with the District, electronically in ADOBE.PDF.
2. Drawing plans and specifications, electronically in ADOBE.PDF.
3. Cost Estimate broken down by Trade, which shall include but not be limited to GC, GC Site, HVAC, Plumbing and Electrical, electronically in Microsoft EXCEL.
4. SED Submission: Signed and sealed drawings, specifications and SED submission forms submitted in PDF.
5. ~~For Construction Documents Phase: Electronic Bar Graph type Project Schedule including all major milestones and construction in Microsoft EXCEL or other acceptable means of scheduling projection.~~
6. ~~Post Bid & Award: Provide Conformed Set of Construction Documents~~

## **1.08 PROJECT PHASES**

There are five phases to this assignment: Kick-off to Schematic, Design Development, Construction Documents & SED Permit, Bidding & Negotiation and Construction Administration as further described:

### **1.08.01 KICK-OFF**

The Consultant and SFMD shall review the above Project Milestones Dates and the times proposed for each task presented in Part 2.01 to set a firm project schedule. The Scope of Work shall be reviewed and set for inclusion in the Schematic Design. YPS will provide the

Consultant with any and all drawings, files, condition surveys, maintenance histories, design reports or other pertinent information available. Pre-meeting site inspections by the Consultant are required and can be arranged through the SFMD. If it's not included on the list in 1.05 above, then it is not available.

#### **1.08.02 SCHEMATIC DESIGN**

Based on the mutually agreed upon program and project budget requirements determined in the Kick-Off Meeting, the Consultant will prepare the Schematic Design Documents consisting of drawings, reports and other documents illustrating the scale and relationship of the various project components, taking into consideration existing conditions and utilities, the YPS budget, design standards, any attachments to this RFP, and coordination with adjoining projects. The Consultant shall discuss and if so directed plan to undertake such exploratory work and survey as it deems necessary to insure a complete design.

Additional scope of work requested by the Principal or Head Custodian shall be presented to the SFMD for review.

The Consultant shall furnish structural, mechanical, electrical, chemical and other laboratory tests, inspections and reports as required for complete and accurate design. Unless indicated otherwise, the cost for this work is to be included in the sum proposed to complete Schematic Design, including the manufacturer's cut sheets for all major materials and equipment.

#### **1.08.03 DESIGN DEVELOPMENT**

Based on the approved Schematic Design Documents and any adjustments authorized by the YPS in the program or Project budget, the Consultant shall prepare Design Development Documents consisting of 95% complete plans, specifications and estimate. These shall establish the scope, and the size and character of the entire Project as to architectural, structural, civil, environmental (hazardous materials) mechanical and electrical systems/materials and such other elements as may be appropriate.

The plans will have a standard YPS cover sheet. The specifications will consist of general conditions and boiler plate bid sheets supplied to the Consultant by the YPS. ***The Consultant is required to read, understand and comment on the efficacy of these documents.*** NO changes are permitted without written agreement from the YPS.

The Consultant shall also be responsible for addressing Alternate Designs and Cost Estimates where the anticipated or requested design project costs exceed the YPS project budgets or where the Consultant can illustrate a more efficient design.

The Consultant shall submit manufacturer's submittal sheets for all revised proposed materials and equipment from the last submission.

#### **1.08.04 CONSTRUCTION DOCUMENTS AND SED PERMIT**

Based on the approved Design Development Documents the Consultant shall prepare and submit a building permit application package to the SED. Comments from the SED shall be

transmitted to the YPS, incorporated into a revised building permit application as required and resubmitted to the SED for approval.

The Consultant shall analyze the time required to perform the above scope of work in schools and make recommendations and develop a phasing schedule for the bidding and construction administrations phases.

#### **~~1.08.05 BIDDING AND NEGOTIATION N.I.C.~~**

~~Upon issuance of the SED Building Permit and YPS acceptance of the FPS&E, the Consultant shall provide the following services to the YPS:~~

- ~~1. Submit via PDF drawings and specifications signed and sealed for YPS/COY Purchasing Department for posting for public bid on flash drive or CD.~~
- ~~2. After Bids are opened submit two (2) full size sets of drawings and specifications and two (2) sets of half size drawings to the YPS for its records. Drawings shall be buck-bound and printed on white bond paper. Contract books shall be bound and include YPS milestone dates for Issuance, Pre-Bid Conference, Bid Opening, Construction Start/End and Duration. Documents shall include all issued Addenda. (Additional requests for printing of Plans and Specifications by YPS will be billed at direct cost with no mark up as a reimbursable.)~~
- ~~3. Assist in obtaining interested and qualified bidders.~~
- ~~4. Attend Pre-Bid Conference.~~
- ~~5. Be responsible for receiving, answering and recordkeeping of contractor Request for Information (RFI's). Upon completion of project the Consultant shall submit to the YPS an RFI log in chronological order.~~
- ~~6. Be responsible for addressing Addendums to cover responses to RFI's, where Design issues were overlooked and are considered to be part of the scope of work. The Consultant shall also be responsible for issuing Addendums for changes in scope of work requested by YPS. The request for additional work will be paid in accordance with Part 3, Paragraph 3.02 Compensation for Additional Services.~~
- ~~7. Perform an analysis of the low bid to determine if the bid is within an acceptable range and perform reference checks, pre-award interviews for determination of a Responsive Bidder. The Consultants sub-consultants shall attend contractor pre-award interviews.~~

#### **~~1.08.06 CONSTRUCTION ADMINISTRATION WITH A 3<sup>RD</sup> PARTY CONSTRUCTION MANAGER. N.I.C.~~**

- ~~1. Prepare and issue Conformed Set of Construction drawings.~~

- ~~2. The Construction Phase will commence with the award of the contract to the Contractor and the issuance of a Notice to Proceed by the SFMD. It will end with the acceptance of the Certificates of Substantial Completion and issuance of all contract change orders to SED.~~
- ~~3. The Consultant's and Sub-Consultant shall visit the site on an average of four (4) times per month during peak construction periods and attend each and every progress meeting as scheduled by the CM. The site visits may coincide with the progress meetings but the designer will be required to perform detailed inspections of the work in progress at every site visit.~~
- ~~4. On the basis of such on-site observations, the Consultant shall keep the YPS and the CM informed of the progress and quality of the Work, and shall endeavor to guard the YPS against defects and deficiencies of the Work of the Contractors. The observance of progress, workmanship, on-site materials, deficiencies or defects shall be promptly reported weekly in writing to the YPS and Construction Manager (CM) and for issue to the Contractor by the CM.~~
- ~~5. The Consultant will be responsible for answering and recording contractor Request for Information (RFI's) through the CM.~~
- ~~6. The Consultant shall review and approve or take other appropriate action upon the Contractor's submittals such as Shop Drawings, Product Data and Samples including Color Schedules, but only for conformance with the design concept of the Work and with the information given in the Contract Documents. Such action shall be taken in accordance with the Contract Documents regarding reasonable promptness so as to cause no delay per the Contract Specifications. The Consultant shall maintain the shop drawing submittal log.~~
- ~~7. The Consultant shall review the Operations and Maintenance Manual prepared by the Contractor in accordance with the manufacturer's recommendations.~~
- ~~8. The Consultant shall sign off in approving Contractor payments and Change Orders. Consultant shall provide technical writing explaining in detail, the reason for each and every change order needed to complete the scope of work. Consultant will provide and execute all SED required submittal for Changer Orders.~~
- ~~9. The Consultant will perform a detailed inspection of the contractors completed Work and provide a detailed report (punch list) of deficiencies to be corrected to the CM and to the YPS and revisit and re-inspect to confirm that punch list items are corrected and completed.~~
- ~~10. The Consultant shall participate in the commissioning of the Work, witness the Contractors' final testing and start-up of all utilities, operational systems and equipment in accordance with the plans and specifications.~~

- ~~11. The Consultant will complete, submit, and follow to approval all forms and paper processes required by the SED, from the LOI to project closeout including all Change Orders.~~
- ~~12. The Consultant shall perform an evaluation of the Contractor's performance in accordance with Article 49 of the School Facilities Management Contract Manual and Specifications.~~
- ~~13. The Consultant's obligation to provide Basic Services under this Agreement, will terminate when final payment to the Contractor is approved by the YPS, or in the absence of a final Certificate for Payment or of such due date, sixty (60) days after the Date of Completion of the Work, whichever occurs first.~~

### **1.09 ADDITIONAL SERVICES**

Additional services shall be provided if authorized or confirmed in writing by the YPS, and they shall be paid for by the YPS, in addition to the compensation for Basic Services, only as provided in a duly authorized written amendment to this agreement signed by an authorized representative of each of the parties. These services may or may not be related to the project described herein, as directed by the SFMD.

## **PART 2 – GENERAL SUBMISSION REQUIREMENTS AND FORMAT**

### **2.01 RFP/CONTRACT AWARD TIMETABLE (ANTICIPATED)**

Issuance Date:	March 5, 2024
<b>Pre-Response Conference:</b>	<b>March 13, 2025 at 10:00 am</b> School 16 Main Entrance 750 North Broadway
Questions cut-off date:	Not Applicable
<b>Response Due Date:</b>	<b>March 28, 2025 at 3:00 pm</b>
BOE Approval:	May 2025

## **PART 3 – FEE PROPOSAL**

### **3.01 COMPENSATION FOR BASIC SERVICES**

For Basic Services as described in Part 1 the proposed compensation shall be the Total Project, Lump Sum as tabulated below: (Reminder: All printing required at various Phases is to be included as part of the consultant's overhead, built into the Lump Sum Fee for Basic Services; however, it is to be broken out separately on the form below).

The last 5% of the construction administration fee shall be withheld from Consultants payment until the all closeout documents and contractor final payments have been received and all NYSED certificates of substantial completion and change orders have been received by NYSED and YPS.

### 3.02 COMPENSATION FOR ADDITIONAL SERVICES AND REIMBURSABLES

For additional services of the Consultant, beyond the scope of work described herein, the Consultant shall be compensated per a negotiated lump sum or by a time and material basis as per the discretion of the YPS.

Unless indicated otherwise, all extraneous expense, such as labor for asbestos surveys and sampling and laboratory testing of environmentally hazardous materials, special inspections, additional printing or increase in deliverables beyond that listed elsewhere, incurred by the Consultant that are directly and solely required to complete the work in this proposal will be reimbursed by the YPS at direct costs plus the consultant's proposed markup. The Original receipts are required to receive reimbursement. Travel, lodging and meals will not be compensated without prior written authorization to do so by the YPS.

The Consultant shall include on separate letter head a proposal of unit prices for all required hazardous material survey and sampling labor and laboratory testing rates.

Additional services and Reimbursable will be paid out of funds set aside solely for that purpose. These funds are to be used at the discretion of the YPS and are not to be considered part of the contract total.

TABLE 3.01		
RFP 420-25-02	Auditorium & Classroom Improvements at School 16	
	PROPOSED PROGRESS SCHEDULE AND LUMP SUM FEES FOR BASIC SERVICES	
PROJECT PHASE	DURATION (Weeks)	School 16 FEE
		Budget \$1,300,000 (including soft costs)
Kick-off		
Schematic Design		
Design Development		
SED Submission & Construction Documents		
Bidding and Negotiation	N.A.	N.A.
Construction Administration	N.A.	N.A.
Additional Services Reimbursables Consultants Proposed	N.A.	\$15,000.00

Markup _____ %				
TOTAL				

TOTAL SUM OF THIS PROPOSAL \_\_\_\_\_

\_\_\_\_\_  
(printed name of proposer) Architect or Engineer

### 3.03 HOURLY PAYMENT RATES FOR VARIOUS TITLES

The Consultant will be compensated for time and material work beyond the original scope of work at the rates submitted under their “On-Call” AE Services Contract RFP-483.

### 3.04 PAYMENTS

Unless indicated otherwise, payments for services shall be billed and payable on a monthly basis. All requests for payment (requisitions) ***must include the following:***

1. Cover letter on the Consultant’s letterhead with original signature requesting payment. This letter must indicate:
  - a) YPS Contract No.
  - b) YPS Purchase Order No.
  - c) The YPS Project Number
  - d) Original contract amount
  - e) Contract amendments (if any) and revised contract amount
  - f) Requisition No.
  - g) Lists of attachments.
  - h) Summary of amount due for this requisition and amount left in contract.
2. Back-up receipts for reimbursables.
3. Invoice(s) showing amount(s) due for each project.
4. For Additional Work only and Asbestos Surveys: Payroll reports showing employee(s) being charged to the project.

<b>School 16 Auditorium Restoration</b>					
<b>Item</b>	<b>Description</b>	<b>Unit</b>	<b>Quantity</b>	<b>Unit Cost</b>	<b>Total Cost</b>
<b>Auditorium</b>					
	Wood Flooring Removals	sf	2650	\$ 8	\$ 19,875
	New Vinyl Plank Floor, Base & Prep	sf	2650	\$ 15	\$ 39,750
	Refurbish Stage & Storage Room Floors	sf	560	\$ 8	\$ 4,480
	New Stage Curtains	ls	1	\$ 23,000	\$ 23,000
	Wall Acoustical Panels	ls	1	\$ 20,000	\$ 20,000
	Patch, Prime & Paint Wall Surfaces	sf	2900	\$ 12	\$ 34,800
	Patch, Prime & Paint Ceilings Surfaces	sf	3210	\$ 12	\$ 38,520
	Door Removals	ea	8	\$ 850	\$ 6,800
	New Pair Doors & Hardware	ea	2	\$ 8,000	\$ 16,000
	New Single Doors & Hardware	ea	6	\$ 4,000	\$ 24,000
	Replace Seating	ea	296	\$ 350	\$ 103,600
	Exterior Masonry Repointing & Coatings	ls	1	\$ 250,000	\$ 250,000
	Stage Lighting	ls	1	\$ 15,000	\$ 15,000
	Electrical	ls	1	\$ 50,000	\$ 50,000
	Add Alternate for HVAC Upgrades & Sound System	ea	1	\$ 215,000	\$ 215,000
	<b>Sub-Total</b>				<b>\$ 860,825</b>
<b>Classroom VAT/VCT Replacement</b>					
	VAT/VCT Flooring Removals (Assumed Asbestos)	sf	8000	\$ 18	\$ 144,000
	New Sub-Floor, Vinyl Plank and Base	sf	8000	\$ 15	\$ 120,000
	<b>Sub-Total</b>				<b>\$ 264,000</b>
	<b>Total Scope of Work</b>				<b>\$ 1,124,825</b>
	5% Design Contingency				\$ 56,241
	15% O&P				\$ 137,560
	3% escalation				\$ 31,639
	<b>Total Estimated Construction Cost</b>				<b>\$ 225,440</b>
	Soft Cost (Includes AE, CM and Environmental Project Monitoring)				\$ 225,000
	<b>Total Estimated Project Cost</b>			<b>\$</b>	<b>1,311,265</b>