

January 14, 2025

Mr. Lee Pavone, P.E.  
Sr. Mechanical Engineer  
School Facilities Management  
Yonkers Public Schools  
One Larkin Center  
Yonkers, New York 10701

**RE: PROPOSAL FOR CONSTRUCTION MANAGEMENT SERVICES-RFP NO.  
RFP NO. 420-24-11 PROJECTS 10914, 10961, 10962 & 10963**

Dear Mr. Pavone:

We are pleased to provide a revised proposal for construction management services for the Capital Improvement Projects 10914, 10961, 10962 and 10963. The proposal is revised to remove project 10964. The services would be provided under Savin agreement 2022-00000600 from RFP-453.

The services to perform are the items listed in RFQ-453 under Article 4.2.a, c, f, g and h "Phase I – Pre-Construction Services" and all items under Article 4.2.1 "Phase II - Construction Management & Inspection Services" under RFQ-453. The on-site services provide general observation services for compliance to contract documents, but do not include special inspections.

The schedule for each phase of each project is included in the RFP, Addendums 1, 2 and 3. (Addendums 1, 2 and 3 are attached per instruction in the addendum.) For the Construction Management services, we propose a total lump sum fee of \$281,677.00. Please note that since the same staffing plan was anticipated for the projects including #10964, we are able to return some but not all of the fee for the removed project. The revised fee form is attached.

If the above is acceptable, please send a revised Purchase Order for our file. If you have any questions with the above, please feel free to call.

Sincerely,  
Savin Engineers, P. C.



Steve Spangler, LEED, AP  
Regional Director

Attachments

Part 3 – FEE PROPOSAL					
School	Cesar Chavez	PS10	PS14	PS15	Total Assignment Fee
Total Project Cost	\$2,250,000	\$1,100,000	\$1,100,000	\$1,100,000	
YPS CIP #	10914	10961	10962	10963	
Part 3.01: Pre-Construction Management Services Fixed <b>Lump Sum</b> Fee	\$7,324.00	\$7,161.00	\$7,161.00	\$7,161.00	
Part 3.01: Construction Management Services Fixed <b>Lump Sum</b> Fee	\$83,634.00	\$49,462.00	\$49,462.00	\$49,462.00	
Part 3.02: Estimated Reimbursables: Consultants Proposed Markup =	\$450.00	\$300.00	\$300.00	\$300.00	
Part 3.03: Additional Services:	\$7,500.00	\$4,000.00	\$4,000.00	\$4,000.00	
<b>Total Project</b>	<b>\$98,908.00</b>	<b>\$60,923.00</b>	<b>\$60,923.00</b>	<b>\$60,923.00</b>	<b>\$281,677.00</b>

TOTAL SUM OF THIS PROPOSAL \$281,677.00

Steve Spangler-Savin Engineers, P.C. Construction Manager  
(printed name of proposer)



City of Yonkers/Yonkers Public Schools  
One Larkin Center – 3<sup>rd</sup> Floor  
Yonkers, New York 10701  
(914) 377-6930  
Fax: (914) 377-6032  
Email: [debra.censi@yonkersny.gov](mailto:debra.censi@yonkersny.gov)

**CITY OF YONKERS**

***Purchasing***

***Mike Spano, Mayor***

***Tom Collich, Director***

**TO: PROSPECTIVE PROPOSERS**

**(2) - PAGES TOTAL**

**DATE: October 24, 2024**

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

**RE: Request for Proposal RFP No. 420-24-11, Construction Management Services for Yonkers Public Schools Capital Improvement Projects 10914, 10961, 10962, 10963, & 10964**

**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 estimates for High Tech Security projects; CIP 10961, 10962, 10963 & 10964 are revised to \$1.1 million each or \$4.4 million for the 4 capital projects.
2. Replace Fee Schedule Table 3.01 with the Fee Schedule Table provided in this Addendum.
3. RFP response date remains unchanged.

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: \_\_\_\_\_

Part 3 – FEE PROPOSAL						
School	Cesar Chavez	PS10	PS14	PS15	PS22	Total Assignment Fee
Total Project Cost	\$2,250,000	\$1,100,000	\$1,100,000	\$1,100,000	\$1,100,000	
YPS CIP #	10914	10961	10962	10963	10964	
Part 3.01: Pre-Construction Management Services Fixed <b>Lump Sum</b> Fee						
Part 3.01: Construction Management Services Fixed <b>Lump Sum</b> Fee						
Part 3.02: Estimated Reimbursables: Consultants Proposed Markup = _____ %						
Part 3.03: Additional Services:	\$7,500.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	
<b>Total Project Fees</b>	\$	\$	\$	\$	\$	\$

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

\_\_\_\_\_ Construction Manager  
(printed name of proposer)



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***Tom Collich, Director***

**TO: PROSPECTIVE PROPOSERS**

**(3) - PAGES TOTAL**

**DATE: October 31, 2024**

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

**RE: Request for Proposal RFP No. 420-24-11, Construction Management Services for Yonkers Public Schools Capital Improvement Projects 10914, 10941, 10961, 10962, 10963, & 10964**

**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 Consultant shall include in their proposal Pre-Construction and Construction Management Services for CIP 10941, "Phase 1 - Window Replacement" at Enrico Fermi School

CIP 10941 "Phase 1 - Window Replacement" at Enrico Fermi School scope of work includes replacement of windows along the front of the building on Poplar Street and select windows (4 classrooms) on Linden Street. Phase 1 window replacement has a budget of \$1 million, including soft costs.

The architect is Fuller & D'Angelo Architects and Planners and the entire window replacement project is estimated to be \$4.4 million (including soft costs).

This project will consist of a single General Construction Contract with sub-contracts for HVAC & Electrical. The project is permitted with SED and School Facilities Management anticipates issuing for bid the new year and issue for BOE award April 2025, with work being completed during the 2024/25 school year, during 2<sup>nd</sup> shift. Punchlist, final payments and closeout documents completed within 18 months of award of contract.

2. Replace Fee Schedule Table 3.01 with the Fee Schedule Table provided in this Addendum.
3. RFP response date is revised to November 12, 2024.

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

Part 3 – FEE PROPOSAL							Total Assignment Fee
School	Cesar Chavez	Enrico Fermi	PS10	PS14	PS15	PS22	
Total Project Cost	\$2,250,000	1,000,000	\$1,100,000	\$1,100,000	\$1,100,000	\$1,100,000	
YPS CIP #	10914	10941	10961	10962	10963	10964	
Part 3.01: Pre-Construction Management Services Fixed <b>Lump Sum</b> Fee							
Part 3.01: Construction Management Services Fixed <b>Lump Sum</b> Fee							
Part 3.02: Estimated Reimbursables: Consultants Proposed Markup = _____%							
Part 3.03: Additional Services:	\$7,500.00	\$4,000,000	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	
<b>Total Project Fees</b>	\$	\$	\$	\$	\$	\$	\$

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

\_\_\_\_\_ Construction Manager  
(printed name of proposer)



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***Tom Collich, Director***

**TO: PROSPECTIVE PROPOSERS**

**(2) - PAGES TOTAL**

**DATE: November 8, 2024**

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

**RE: Request for Proposal RFP No. 420-24-11, Construction Management Services for Yonkers Public Schools Capital Improvement Projects 10914, 10961, 10962, 10963, & 10964**

**ADDENDUM No. 3:**

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 District is rescinding CIP 10941 "Phase 1 - Window Replacement" at Enrico Fermi School. CM Services for this work will be addressed under a new RFP pending future funding.
2. Replace Fee Schedule Table 3.01 with the Fee Schedule Table provided in this Addendum.
3. RFP response date remains unchanged.

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



Part 3 – FEE PROPOSAL						
School	Cesar Chavez	PS10	PS14	PS15	PS22	Total Assignment Fee
Total Project Cost	\$2,250,000	\$1,100,000	\$1,100,000	\$1,100,000	\$1,100,000	
YPS CIP #	10914	10961	10962	10963	10964	
Part 3.01: Pre-Construction Management Services Fixed <b>Lump Sum</b> Fee						
Part 3.01: Construction Management Services Fixed <b>Lump Sum</b> Fee						
Part 3.02: Estimated Reimbursables: Consultants Proposed Markup = _____ %						
Part 3.03: Additional Services:	\$7,500.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	
<b>Total Project Fees</b>	\$	\$	\$	\$	\$	\$

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

\_\_\_\_\_ Construction Manager  
(printed name of proposer)