

January 5, 2024

Yonkers Public Schools
One Larkin Center, 3rd Floor
Yonkers, NY 10701



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

Re: Revised Fee Proposal for Architectural + Engineering Services
School 30 – Classroom Addition

Greetings Mr. Pavone:

We have enjoyed our longstanding professional relationship with Yonkers Public Schools and appreciate your trust in our architectural firm and professional consultant team. Based on your email to us on January 2nd, we understand that School Facilities Management (SFM) is recommending award of the School 30 Classroom Addition project to our team.

Within the email there were a few questions that required responses:

1. *“SFM would like to limit the Phases and amount we assign to KG&D until additional bonds are sold. SFM would like to assign KG&D Kick-off, Schematic Design and Design Development and \$30,000 in Reimbursables totaling \$258,000, see below. School Facilities would issue an amendment to KG&D for the CD & SED Permit Phase and additional Reimbursables after the 2024 bond sale and when we get to CD design phase.”*

This revised understanding is acceptable to KG&D. Please refer to the original and revised Table 3.01 attached to this letter.

2. *“For the Survey, SFM would like to put that under the Reimbursable line. Please advise if the \$30,000 is sufficient? Assuming \$14,000 for survey and balance of \$16,000 for asbestos surveys and design up to DD.”*

The \$30,000 reimbursable fee is acceptable for the initial Design Phase. We will retain the YPS pre-approved consultant, Adelaide Environmental Services, for Hazmat inspections, testing and design. The environmental reimbursable costs attributed to Adelaide for the Design phase are \$18,610. Regarding the survey costs, we will split the \$14,000 value between the Design Phase (\$10,390) and the construction Document Phase (\$3,610). \$1,000 will be reserved for printing, express mail, etc. Total = \$30,000.

3. *“Please confirm your SD & DD Phase fees includes SED Preliminary Submission and SEQRA, Type I? The Final SED submission would be part of your CD & SED Permit phase.”*

Our Design Phase fees include preliminary submission to SED and SEQRA – Type 1.

We look forward to continuing to assist YPS and look forward to working with you and your staff on this important project. Please call if you have any questions or require any additional information.

Sincerely:

KG&D ARCHITECTS, PC

A handwritten signature in blue ink, appearing to read 'Erik A. Kaeyer'.

Erik A. Kaeyer, AIA, LEED AP - Principal

KG&D Architects, PC

285 Main Street, Mount Kisco, New York 10549

914.666.5900 kgdarchitects.com

Table 3.01 REVISED		
Classroom Addition AT SCHOOL 30		
RFP 420-23-02	PROPOSED PROGRESS SCHEDULE AND LUMP SUM FEES FOR BASIC SERVICES	
PROJECT PHASE	DURATION (Weeks)	FEE
Design Phase - Combines Kick-off/ Schematic Design & Design Development	10	\$228,000
Additional Services Reimbursables * - Survey, Environmental Services & Misc.	N.A.	\$30,000
DESIGN PHASE SUBTOTAL	2.5 MONTHS	\$258,000
SED Submission & Construction Documents	8	\$175,250
Additional Services Reimbursables * - Survey, Environmental Services & Misc.	N.A.	\$15,000
SED/CD PHASE SUBTOTAL	2 MONTHS	\$190,250
Bidding and Negotiation/ Construction Administration	N.A.	N.A.
TOTAL	4.5 MONTHS	\$403,250 + \$45,000

Initial Approval ↑

Future Approvals ↓

TOTAL SUM OF THIS PROPOSAL \$448,250

 KG+D Architects, PC - Erik A. Kaeyer, AIA, LEED AP Architect or Engineer
(printed name of proposer)

* - Additional Services Reimbursables
Survey work by Insite Engineering
Environmental Services by Adelaide Environmental

Table 3.01 ORIGINAL		
Classroom Addition AT SCHOOL 30		
RFP 420-23-02	PROPOSED PROGRESS SCHEDULE AND LUMP SUM FEES FOR BASIC SERVICES	
PROJECT PHASE	DURATION (Weeks)	FEE
Kick-off	1	\$5,000
Schematic Design	3	\$66,750
Design Development	6-7	\$156,250
SED Submission & Construction Documents	6-7	\$156,250
Survey	included in SD	\$14,000
Bidding and Negotiation	N.A.	N.A.
Construction Administration	N.A.	N.A.
Additional Services Reimbursables Consultants Proposed		\$50,000
Markup <u>10</u> %	16-18 weeks	
TOTAL	4 months	\$398,250 + \$50,000

TOTAL SUM OF THIS PROPOSAL \$448,250

KG+D Architects, PC - Erik A. Kaeyer, AIA, LEED AP Architect or Engineer
(printed name of proposer)

YONKERS PUBLIC SCHOOLS



RFP 420-23-02: CLASSROOM ADDITION SCHOOL 30

The logo for KG+D is displayed in a dark blue square. The letters 'KG+D' are in a large, white, sans-serif font. Below the logo, the words 'listen', 'imagine', and 'build' are arranged horizontally in three separate colored boxes: orange for 'listen', green for 'imagine', and blue for 'build'.

KG+D
listen imagine build

"LISTEN, IMAGINE, BUILD"

is a trademark of KG+D Architects, PC

YONKERS PUBLIC SCHOOLS

KG+D is ideally suited to support Yonkers Public Schools in achieving the goals while addressing the challenges of the School 30 classroom addition project as our team is comprised of the drafters of Yonkers Public Schools' Joint Schools Construction & Modernization Plan, several district wide Master Plans, and many district wide Building Conditions Surveys; all of which assessed and analyzed the strengths and weakness of School 30. Our experience will allow us to find the key issues faster and go into depth to explore the best possible design solutions.

While KG+D developed an approach to the project as a “proof of concept” during the assessment and planning process, we are fully cognizant of the time spent to develop the design documents to date. A logical, attractive, cost-effective, and defensible design is expected. We will start by reviewing the current two-story/six classroom addition with district and school administrators to understand its strengths and weaknesses, so that we may build upon the plan's strong qualities or if appropriate, provide alternate concepts to address the additional classroom needs. It is important to sustain momentum for the project and to justify the multiple funding authorizations and approvals that will be necessary from the Board of Education and the City and State officials.

Our local and project specific experience includes addition and renovation projects for several area public schools. Recent projects of similar scope include:

- A second-floor classroom addition for Tuckahoe UFSD's Cottle Elementary School features a central STEAM classroom as well as corridor breakout spaces and reading nooks.
- A six-classroom addition, a library, an auditorium renovation, and the development of the IDEA Center for Brewster CSD's JFK Elementary School which won an AIA Westchester Hudson Valley Citation Award.
- Phased additions and renovations to Eastchester UFSD's Middle School and High School buildings.
- Classroom and Global Learning Common additions, currently in the construction document phase, for Darien Public Schools' Hindley, Holmes, and Royle Elementary Schools.

We pride ourselves on the ability to meld beautiful design and technical expertise to re-make existing facilities as a cohesive whole. Our team has integrated 'Next-Gen' learning environments judiciously into existing facilities that are flexible and “future-proof” enabling the current and anticipated programming. We know how to effectively serve public school districts and most importantly we know what makes a project successful is to ensure that it is responsive to the specific needs of the Yonkers community's concerns and desires.

We approach this opportunity with fresh energy and excitement about a renewal of a relationship that is based on extensive knowledge of your facilities as well as the community we both serve. The development of thoughtful additions and renovations will be a challenging and exciting journey that will require effective collaboration between Board members, City and School Administrators and Committees, and your Design Professionals. We have assembled a team that is well qualified to work alongside you throughout this process providing design leadership, project management guidance and stewardship of the entire process from concept to completion. Together we will make the best of this opportunity.



Russell A. Davidson, FAIA President/Principal

Erik A. Kaeyer, AIA, LEED AP Vice President/Principal



imagine

listen

build

SCOPE + APPROACH

SCOPE OF WORK

We understand that the project scope of work includes a two story six classroom addition, a three-story ADA elevator, the demolition of modular classrooms, and related building improvement and site work. The addition will consist of three pre-kindergarten sections, three kindergarten sections with one dedicated for Special Education and ADA Unisex Toilet per floor. The new addition will include but not be limited to the following:

- Energy efficient heating and cooling systems.
- Electric HVAC & plumbing systems where feasible.
- Electrical utility service upgrade for the new addition and original school building.
- Fire Alarm System with tie in to the existing systems.
- Public Address System
- Clocks

- Power and Data
- Ceilings & Lights
- Doors & Hardware
- Windows & Shades
- Casework
- Interior finishes
- Modifications as necessary to the School's High-Tech Security shall include video surveillance, door access control, intrusion and first responder notification.
- Fit-out of Furniture & Equipment (plans, schedules, and specifications) which shall include but not be limited to: student and teacher chairs & desks, teacher personal lockable lockers, tack boards, white marker boards, bookcases, lockable cabinets, coat hooks, cubby lockers, and Promethean Smart Panels, and trash and recycling receptacles.
- Terraced landscape surrounding the new addition and exterior learning Amphitheater. Amphitheater to include lighting, power, data, and sound.

Additionally, we understand that the demolition of the modular will require submission to NYSED as a separate project but may be packaged with the school work for bidding and construction.

The site restoration shall include:

- New colored and/or striped asphalt play area.
- Perimeter fence and gates
- Terraced retaining walls for sloping landscape
- Tables and benches

Related building improvements and site work include the following:

- Extension and alterations of Main Entrance vestibule to include security check points.
- New exterior open canopy structure with connection in main entrance to driveway bus drop-off.
- Upgrades to Classroom 19 to Science Instructional Classroom.
- New Window AC Units and dedicated electrical for all classrooms and occupied spaces. Circuits to AC Units shall have design to for occupancy control.
- Relocation of existing lockers in Classrooms 6,7, 8, 9, 17,18,19 & 20 and restoration of finishes.
- Pending level of deterioration refurbish, repair, or replace exterior concrete stairs, concrete ramps, stone retaining walls, steel stairs & railings, restore capable surface and drainage conveyance from the site to the local drainage structures, eliminate trip & fall risks, and restore sidewalk and asphalt pavement integrity and green landscape improvements.

Asbestos + Hazardous Materials Abatement services:

- All labor and materials required to conduct pre-design environmental surveys of the appurtenant building features.
- This will include but not be limited to the cutting, sampling, testing, and patching of roofing, flooring, masonry walls, caulking, insulation, and other suspect materials.

APPROACH

A summary of the services our team will provide, by phase for School 30 classroom addition, modular demolition and related site improvements are outlined as follows:

KICK OFF

- Kick off meeting with the Yonkers Public Schools to confirm the project scope and establish a firm project schedule.
- The District will provide all drawings, files, condition surveys, maintenance histories, design reports or other pertinent information as available.
- Conduct pre-meeting site inspections.

SCHEMATIC DESIGN

- 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 Yonkers Public Schools budget, design standards, and coordination with adjoining projects.
- If directed, undertake such exploratory work and survey as it deems necessary to ensure complete design.
- Additional scope of work by the Principal or Head Custodian shall be gathered and presented to SFMD for review and incorporation upon approval.
- Coordinate and provide structural, mechanical, electrical, chemical testing and other laboratory tests, special inspections and reports as required to complete the design.
- Provide cut sheets for all major materials and equipment.

DESIGN DEVELOPMENT

- Prepare Design Development Documents consisting of 95% complete plans, specifications, and estimate. These shall establish the scope and the size and character of the project.
- The plans will have a standard Yonkers Public Schools cover sheet. The specifications will consist of general conditions and boiler plate bid sheets supplied to the KG+D by the Yonkers Public School.
- Address Alternate Designs and Cost Estimates where the anticipated or required design project costs exceed the Yonkers Public Schools project budgets or where a more efficient design can be utilized.
- Submit manufacturer's submittal sheets for all revised proposed materials and equipment.

CONSTRUCTION DOCUMENTS + SED PERMITTING

- Creation of comprehensive, detailed drawings and specifications suitable for permitting, bidding and construction.
- Preparation of required NY State of Educational Facilities Planning permit application forms.
- Submission of Construction Documents to NYSED for permitting.
- Respond to NYSED comments as necessary to obtain permitting.

DELIVERABLES

- Meeting Minutes.
- Two (2) half size and full-size sets of drawings.
- Two (2) specification books.
- Cost Estimates in Phase appropriate detail.
- Project Schedule including all major milestones and construction.
- Specifications which will include General Conditions, Installation and Material Specifications for all trades, bid items sheets with proposed add alternates.
- Third Party Cost Estimate for design Development and Construction Documents Phase.



EXPERT TEAM

Every project team is actively led by KG+D principals from start to finish. A team of valued and experienced professionals supports the principals and is comprised individuals with a diversity of experience, knowledge and talent that is collectively and collaboratively leveraged to provide a high-level of design and an outstanding final product.

The project team that will complete the work outlined in this proposal will include some of the same team members that have previously collaborated with Yonkers Public Schools as well as additional design and specialty consultants. Our proposed team for Yonkers Public Schools School 30 Classroom Addition project includes:



RUSSELL A. DAVIDSON, FAIA

Co-Project Executive/President

Russ will be the prime contact for Yonkers Public Schools throughout all phases of design and documentation. Russ is the President of KG+D Architects where in the past 28 years he has led the firm through the planning and construction of projects valued at approximately \$700 million. Russ possesses strong management skills with attention to design detail and an outstanding ability to interface and communicate with owners, consultants, and contractors. Russ has built a strong network of regional connections and has a deep understanding of how to deliver successful projects that exceed expectations.



ERIK A. KAEYER, AIA, LEED AP

Co-Project Executive/Vice President

Erik will be a principal in charge and share leadership responsibilities with Russ for the School 30 Classroom Addition project. As a third-generation architect with over 25 years of experience in school design, Erik knows how to assess and design a school building from all perspectives. Erik has led the design of many award-winning projects including two that received accolades as 2 of the 10 Most Beautiful Buildings in Westchester County - the Seven Bridges Middle School in Chappaqua and the New York State Judicial Institute at Pace University Law School. Erik continues to focus on community improving buildings and campuses that strength our towns and region.



BRIAN MANGAN, AIA

Principal

Brian will lead the technical aspects of the project including the state and regulatory agency requirements. Brian will be a point of contact and will be responsible for the daily activities to implement the School 30 Classroom Addition project. Brian has a keen understanding of building technology and project documentation, while maintaining a sensitivity to the overall design intent and desired project outcomes. Brian has led the project for the replacement JSSCC as well as large projects for Dutchess BOCES and Orange Ulster BOCES.



FRED WELLS

Planning + Project Management

Fred provides expertise in managing land planning, zoning and feasibility studies, traffic circulation and parking studies, and has a working knowledge of the regulatory requirements and environmental concerns that land development projects must negotiate.



RICHARD MARKGRAFF

Architectural Designer

Richard will work collaboratively with the KG+D leadership team on projects for Yonkers Public Schools. As the Project Architect, Richard will be responsible for guiding projects through the various phases of design and construction. Richard has an in-depth familiarity with the District's buildings and facilities due to his detailed work on the most recent BCS and Facilities Plan Update. Richard is a skilled master planner; He has overseen the completion of building condition surveys totaling over \$1 billion across nearly 100 different buildings.



SUSAN DAVIDSON

Director of Interior Design/Associate Principal

Sue will provide interior design ideas for discussion and provide input into the discussion of space use, finishes, sustainable design, durability, project cost estimates, millwork, and furniture as appropriate. As an Associate Principal and the Director of Interior Design at the firm, Susan has a hand in virtually every project at KG+D handling more than \$100 million dollars-worth of work over her 28-year tenure. Susan's expansive knowledge of finishes, manufacturers, and product applications, as well as the durability and life expectancy of products helps clients gain the best possible products for their budget.



ROBERT FENDLER, ASSOC. AIA

Construction Administrator

Bob will coordinate the design disciplines and sub-consulting team members, provide construction administration services and work alongside the Yonkers Public Schools' team.

Bob has over 30 years' experience in the design and construction industry and is a senior adjunct professor at Westchester Community College teaching all levels of AutoCAD and REVIT, as well as a lecturer at SUNY Purchase on Auto CAD for Interior Designers. Robert has managed projects for Middletown Enlarged City School District, Tuckahoe Union Free School District, Eastchester Union Free School District and Putnam Valley Central School District.



JOANN MIANO

Assistant Project Manager

JoAnn will support the team with document management, communications, and coordination. JoAnn will process all requisition and change orders and will prepare all required paperwork and will assist the Yonkers Public Schools in submitting the project to the New York State Education Department.

EXPERT NETWORK

Supplementally, we have assembled a project team with highly qualified professionals to support and function as an extension of the KG+D team. The following consulting team members will provide project specific support as required. We propose the following project team specifically tailored for Yonkers Public Schools:



BARILE GALLAGHER ASSOCIATES

MEP/FP

Laurence Barile, PE LEED AP, President of BGA will be the lead contact for mechanical, electrical, plumbing, HVAC and fire safety-engineering services for the School 30 Classroom Addition project. BGA is a high-quality engineering firm with extensive experience with sustainable design, energy related projects, NYSERDA funding opportunities, and alternative and renewable energy systems. BGA has a relationship of current and past work with KG+D through two generations of firm leadership and in the past ten years on over \$300MM worth of publicly funded projects.



THE DISALVO ENGINEERING GROUP

Structural Engineering

Bruce Richardson, P.E. will provide structural engineering services for Yonkers Public Schools' School 30 project as required. KG+D and TDEG have worked together on many projects to develop innovative structural engineering solutions including many public and private education-based projects in the region. TDEG is one of the largest consulting firms in the area dedicated exclusively to structural engineering.



INSITE ENGINEERING

Civil Engineering/Site Design

John Watson, Principal of Insite will provide site and civil engineering services as required. Insite Engineering will lead all civil engineering activities, including paving and walkway design, grading, storm water management, and site utilities.



WATSKY ASSOCIATES

Roofing Consultant

Tom Olam of Watsky Associate provides specialized roofing and building envelope consulting services and will supplement and support the design service of the team. Watsky Associates have rightfully developed a reputation as the premier roofing and exterior envelope specialists in the Hudson Valley region. Many architects and engineers rely on the Watsky team to provide the design and detailing expertise (as well as construction oversight) to best ensure that each project successfully provides a watertight building enclosure.

Sue McClymonds Architect

SUE MCCLYMONDS

Specifications

Sue McClymonds, Principal of Sue McClymonds Architect will provide construction and specifications consultation for the KG+D team. During the design development process, Sue will support the team with input regarding specific building systems and constructability.



NASCO CONSTRUCTION SERVICES

Cost Estimating (WBE)

Nasco Construction Services Inc. is a WBE construction cost consulting firm that specializes in preparing cost estimates for all design and construction disciplines. Nasco has over 50 years of estimating experience and regularly estimate over 300 projects per year in all areas of construction: including new construction, renovations, and rehabilitations of various projects. The project team will include Edward Hiney, CCP – Chief Estimator.

Furthermore, in the appendix section of this proposal please find further information about our sub-consulting teams including resumes and details of the full extent of their experience.

FEE PROPOSAL

KG+D has always been able to work out fair and reasonable fees for the projects assigned to our firm. We strive to find the right balance between providing high quality professional service with being affordable and competitive in the public sector. We focus on the value of our service and working with our clients to create an overall cost-effective outcome that will serve users and taxpayers for the full life cycle of all facilities.

We propose to complete the School 30 Classroom Addition project for a lump sum fee of **\$398,250** (plus \$50,000 for additional services reimbursable) as outlined in the attached fee table.

Our proposal is for all of the basic services described in this proposal. Printing expenses for the specified deliverables are included in the fee for each project phase as instructed in the RFP. Additional reimbursable expenses will be limited to the cost of printing for additional sets requested by Yonkers Public Schools over and above what is stated in the RFP, and the cost of express mail services if needed. There will be no reimbursable charges for telephones, use of computer use, or travel to and from the project sites or meetings.

We look forward to discussing this proposal with you and hope to have the opportunity to present our firm, our relevant project experience, our enthusiasm for design, and commitment to client satisfaction.

Table 3.01		
Classroom Addition AT SCHOOL 30		
RFP 420-23-02	PROPOSED PROGRESS SCHEDULE AND LUMP SUM FEES FOR BASIC SERVICES	
PROJECT PHASE	DURATION (Weeks)	FEE
Kick-off	1	\$5,000
Schematic Design	3	\$66,750
Design Development	6-7	\$156,250
SED Submission & Construction Documents	6-7	\$156,250 HOLD & ASSIGN AFTER 2024 BOND SALE
Survey	included in SD	\$14,000 BILL AS A REIMBURSABLE UNDER REIMBURSABLE LINE
Bidding and Negotiation	N.A.	N.A.
Construction Administration	N.A.	N.A.
Additional Services Reimbursables Consultants Proposed		\$50,000 \$30,000 ASSIGN NOW & ASSIGN \$20,000 AFTER 2024 BOND SALE
Markup <u>10</u> %	16-18 weeks	
TOTAL	4 months	\$398,250 + \$50,000

TOTAL SUM OF THIS PROPOSAL ~~\$448,250~~ \$258,000

\$228,000 + \$30,000

KG+D Architects, PC - Erik A. Kaeyer, AIA, LEED AP Architect or Engineer
(printed name of proposer)

EDITED AND REVIEWED
BY LEE PAVONE, PE
SR. MECH. ENGINEER