

TRITON
CONSTRUCTION

MARCH 25, 2022



CITY OF YONKERS / YONKERS PUBLIC SCHOOLS

"ON-CALL" CONSTRUCTION MANAGEMENT SERVICES FOR 2022/2023 CAPITAL PROJECTS



CIP #10867, 10869, 10878, 10891, 10927 & 10931

REVISED ON 3/25/22



Submitted to:

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

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

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COVER LETTER

March 25, 2022

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: City of Yonkers / Yonkers Public Schools
"On Call" Construction Management Services for 2022/2023 Capital Projects
CIP #10867, 10869, 10878, 10891, 10927 & 10931

Dear Mr. Pavone:

Please accept this as our revised Proposal in accordance with the "On-Call" Construction Management Services RFP dated March 8, 2022.

Please reference our Project Schedule and kindly note that our Management Staffing Plan includes a second "on-site" Construction Manager for seven (7) months. The second individual's resume will be submitted for approval prior to assignment.

Please advise if we can be of further assistance in clarifying any additional questions regarding our Proposal.

Triton partners and employees bring decades of successful NY SED school construction experience, which would greatly benefit this Project. Triton projects are completed under budget, ahead of schedule, and with a high degree of overall Client satisfaction.

We are awarded most of our Projects based upon past performance and repeat Client loyalty with City School Districts similar to Yonkers Public Schools as well as other NYS School Districts, i.e, Florida Union Free School District (3 projects); White Plains City School District (6 projects); Somers Central School District (3 projects); Mamaroneck Union Free School District (4 projects), and Hastings-on-Hudson Union Free School District (2 projects). Please refer to the EXPERIENCE section for more 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

OUR TEAM - RESUMES



LANCE FRANKLIN, R.A. CO-CEO, PARTNER-IN-CHARGE 35 Years Experience

Partner-In-Charge on the following Triton School District Projects: Goshen, Somers, White Plains, Pocantico Hills, Irvington, Pelham, Tarrytown, Catskill, Putnam Valley, Mamaroneck, White Plains, among others.

SELECT PROJECT EXPERIENCE

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

I: \$22M; II: \$10M; III: \$9.4M; IV: \$41M Capital Improvement Bond. 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, and approximately 65,000 SF 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.

Enlarged City School District of Middletown - Middletown, NY

\$46.2M Bond project consisted of extensive additions and alterations to Middletown HS, district-wide roofing, infrastructure, health, and safety improvements in remaining 8 buildings. Middletown HS featured a new monumental front entrance, a new 3rd floor addition, a new green roof, 8 new tennis courts, softball stadium lights, resurfacing of all parking lots and roadways, and health, safety, and age-related infrastructure upgrades and improvements, perimeter access road, site paving, and walk replacement.

White Plains City School District I, II, III, IV, V, VI - 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: \$50 Million Capital Bond Project for District-wide upgrades.
 VI: Capital Reserve Project, Various District-wide improvements.

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.

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.

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.

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., Goshen, Somers, White Plains, Pocantico Hills, Irvington, Pelham, Tarrytown, 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

OUR TEAM - RESUMES

LANCE FRANKLIN, R.A.

CO-CEO, PARTNER-IN-CHARGE

35 Years Experience

SELECT PROJECT EXPERIENCE (Continued)

Lakeland CSD at Shrub Oak - Shrub Oak, NY

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

Westhampton Beach UFSD - Westhampton, NY

\$32 Million district-wide expansion/capital improvements, including a 500-seat auditorium.

Bay Shore UFSD - Bay Shore, NY

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

Massapequa School District - Massapequa, NY

This project consists of the upgrade of nine schools that involve 56 Wick's Law construction contracts. Construction activities include roof replacement, window replacement, ADA upgrades, district wide administration/renovation, asbestos abatement, complete ceiling replacement, computer power & networking, HVAC, plumbing, interior and exterior architecture, electrical services, and athletic improvements including all pre-construction work.

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.

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.

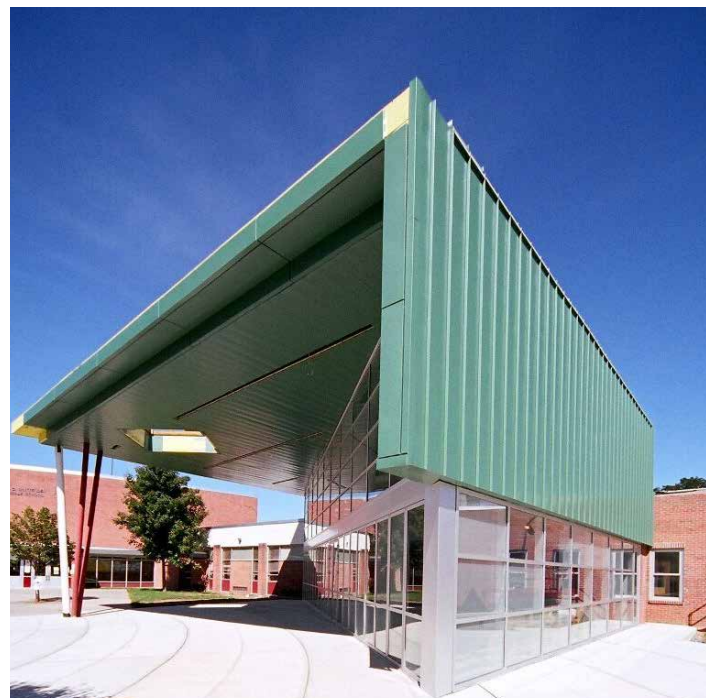
Avenues - The World School, NY Expansion @ 536 West 26th Street

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.*

SELECT PROJECT PHOTOS



Somers CSD



Byram Hills CSD

OUR TEAM - RESUMES



“ 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. Prior to joining Triton in 2004, Kevin was with Turner Construction Company where he excelled in the management of public and institutional projects. Kevin plays a pivotal role in the success of each project by taking a pro-active approach to his Client’s needs. He spearheads a Triton Team that is second to none in the delivery of Pre-Construction and Construction Management Services. Personally and professionally, Kevin has been responsible for the completion of over 50 quality educational projects safely, on time, and within budget. ”

EDUCATION
 B.S. - Architecture,
 NY Institute of Technology

KEVIN SAWYER
PROJECT EXECUTIVE, VP
27 Years Experience



SELECT PROJECT EXPERIENCE

White Plains City School District I, II, III, IV, V, VI - 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 \$48.9M covering district-wide improvements. III: \$17.3M district-wide renovations. IV: Re-turfing HS and Middle School Athletic Fields. V: \$50 Million Capital Bond Project for district-wide upgrades. VI: Capital Reserve Project, Various district-wide improvements.

Enlarged City School District of Middletown - Middletown, NY

\$46.2M Bond: extensive additions and alterations to Middletown HS, and district-wide roofing replacements, infrastructure, health, and safety improvements in remaining 8 buildings. Middletown HS featured a new monumental front entrance, new 3rd floor addition, new green roof, 8 new tennis courts, softball stadium lights, resurfacing of all parking lots and roadways, and health, safety, and age-related infrastructure upgrades and improvements, perimeter access road, site paving, and walk replacement.

Goshen Central School District - Goshen, NY

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

Brewster Central School District I & II - Brewster, NY

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

II: \$38.9 Million Bond for district-wide facilities improvements with additions and alterations in 5 buildings.

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

I: \$4.4M 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: \$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.

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

I: \$22M; II: \$10M; III: \$9.4M; IV: \$41M Capital Improvement Bond. Four projects covering Additions and Renovations for this district-wide, multiple site, school construction program.

Pelham UFSD - Pelham, NY

\$62M Project includes a new school 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.

Continued...

OUR TEAM - RESUMES

KEVIN SAWYER PROJECT EXECUTIVE, VP - 27 Years Experience

SELECT PROJECT EXPERIENCE (Continued)

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.

Somers Central School District I, II, III - Lincolndale, NY

I: \$54M district-wide additions and renovations project: new bus facility, 2 synthetic turf athletic fields, new baseball field, 14-classroom HS addition, 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.

Putnam Valley Central School District - Putnam Valley, NY

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

Carmel Central School District - Carmel, NY

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

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.

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.

Catskill Central School District - Catskill, NY

\$40.8M Capital Improvement project, consisting of new additions, upgrades, renovations & replacements.

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.

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.

Mahopac Central School District - 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. Work was also completed at Lakeview Elementary School, Fulmar Road Elementary School, and Mahopac Falls Elementary School.

Bronxville UFSD I & II - 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.

Byram Hills Central School District - 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.

Clarkstown Central School District - 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.

OUR TEAM - RESUMES

KEVIN SAWYER PROJECT EXECUTIVE, VP - 27 Years Experience

SELECT PROJECT EXPERIENCE *(Continued)*

Ossining Community Center - Ossining, New York

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

West Hempstead Public Library I & II - West Hempstead, NY

I: New \$10M, 22,000 SF building; II: Fit-Out of the Library's Lower Level.

540 West 26th Street Core & Shell - New York, NY

\$63M, 175,000 SF, 9-story, core and shell commercial building. LEED Silver Certified.

Uniondale UFSD - Uniondale, NY

\$158M District-Wide Capital Improvement Project.

Harborfields CSD I, II - Greenlawn, NY

District-Wide renovations. I: \$7.5 M; II: \$22 M. Repeat Client.

Hampton Bays Public Schools, 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.

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.

Plainview-Old Bethpage UFSD - New York

55,000 SF of new construction to 6 school buildings in the District valued at \$25 Million.

Longwood CSD - Middle Island, NY

\$32 Million district-wide renovations.

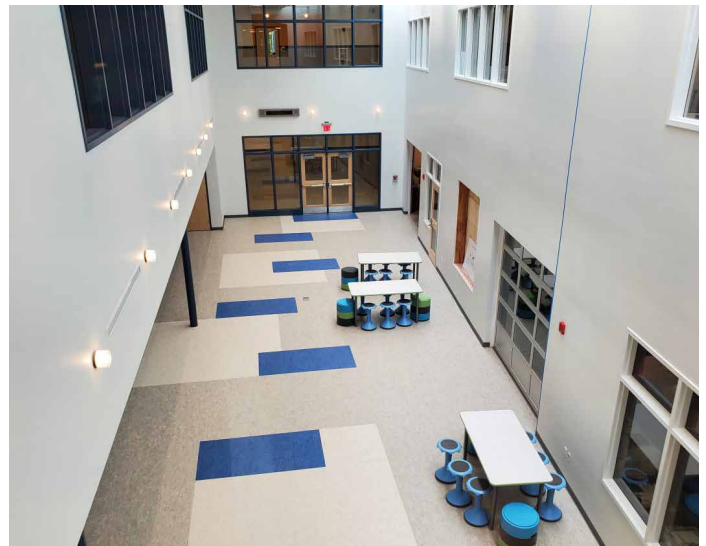
Staten Island Academy - Staten Island, NY

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

SELECT PROJECT PHOTOS



The Public Schools of the Tarrytowns



Pelham UFSD

OUR TEAM - RESUMES



MATTHEW JOHNS

PROJECT MANAGER

13 Years Experience

SELECT PROJECT EXPERIENCE

TRITON CONSTRUCTION COMPANY

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.

CUNY DEPARTMENT OF DESIGN AND CONSTRUCTION MANAGEMENT - NEW YORK, NY - PROJECT MANAGER:

Lawrence and Eris Field Building at Baruch College

(\$90 M) First phase of a multi-phase renovation to this 1926 structure. Complete building wide infrastructure renovation including new ADA accessible main lobby, Con Ed electrical vault and service, modernization of six existing elevators, new chillers, cooling tower, emergency generator and two story addition at South portion of building. All work occurring in a fully occupied facility.

Baruch College Library

(\$1.2 M) Renovation of the 12,000 SF computer lab. Project included new centralized help desk, individual study rooms and furniture to facilitate contemporary group study.

“ 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

Continued...

OUR TEAM - RESUMES

MATTHEW JOHNS

PROJECT MANAGER

13 Years Experience

SELECT PROJECT EXPERIENCE *(Continued)*

Performing Arts Center at Baruch's Newman Vertical Campus

Renovation to various spaces including: box office, concession stand, and restrooms handicap lift at theatre entrance.

Baruch College Library

(\$12 M) Building-wide HVAC upgrade from pneumatic to digital controls, as well as the replacement of three of the building's five cooling towers.

Baruch College Library

(\$3.7 M) Replacement of skylight glazing and structural connections. Project included an eightstory interior scaffold at the interior as well as an exterior scaffold to access the 30' x 70' skylight from within the building's multi-story atrium as well as the roof.

Baruch College Administrative Building

(\$3.6 M) Renovation to upgrade all interior restrooms to be ADA compliant. Restrooms were original to the building's construction dating back to 1940. All work phased in order to have minimal impact on the buildings occupants which included the College President.

The LiRo Group - New York, NY - CAD Designer:

Nassau County Police Department Station

(25,000 SF) Project team member for design phase. Documented all existing site conditions through field survey. Prepared schematic design presentation for progress meetings with Nassau County Dept. of Public Works. Managed and prepared all architectural drawing files and physical drawings using Revit (BIM). Reviewed submittals.

LaRocca Greene Architects - Rye, NY - Intermediate Architect:

Intermediate School, Queens, NY

30,000 SF addition. Project Team Member for design. Documented existing building conditions using Revit (BIM) through research of as-built drawings and field survey. Prepared design documents per NYC SCA Standards. Prepared presentations for bi-weekly client progress meetings. Coordination with MEP and Structural consulting engineers.

SBLM Architects - NY, NY - Senior Drafter:

Residential Youth Treatment Center

Construction Administration /Management reporting to Principal-in-Charge. Performed field surveys. Prepared all Drawings and Documentation for large-scale Public Assembly and Feasibility reports for City University of New York. Prepared Contract Documents throughout all Phases of Design for various project types. Consultant Coordination. Building Code research for various municipalities. Zoning Analysis / Due Diligence.

CUNY Department of Design & Construction Management - New York, NY - Architectural Intern:

- Construction Administration /Management reporting to Principal-in-Charge. Performed field surveys.
- Prepared Presentations of Capital improvement projects to be presented to Vice Chancellor
- Assisted architect-in-charge of reviewing Design consultant submissions for quality control throughout all phases of design
- Reviewed consultant submissions for compliance with NYC Building Code
- Performed research of specifications and materials
- Compiled and distributed technical review team comments and responses to relevant parties
- Coordinated meetings and design submissions with architects, campus facilities staff, and other consultants
- Attended project meetings and prepared meeting minutes
- Attended on site bi-weekly construction progress meetings and site walkthroughs
- Prepared all documents/drawings necessary for in-house DDCM construction projects
- Prepared all necessary paperwork for resolving DOB and ECB violations of CUNY properties

EXPERIENCE

PROJECT EXPERIENCE SHEETS

Located in Westchester County



White Plains City School District I-V

WHITE PLAINS, NEW YORK

PROJECT DESCRIPTION

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 (pictured above). 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: \$50 Million Capital Bond Project for District-wide upgrades.

VI: Capital Reserve Project, Various District-wide improvements.

VOLUME I: \$69.6 M; II: \$48.9 M; III: \$17.3 M; IV: \$10 M; V: \$50M

COMPLETION DATES I: 2010; II: 2017; III: 2018; IV: 2021; V: TBA

ARCHITECT I: KG+D Architects, P.C.;

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

PROJECT EXPERIENCE SHEETS

Located in Orange County



The Enlarged City SD of Middletown

MIDDLETOWN, NEW YORK

PROJECT DESCRIPTION

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.

VOLUME \$46.2M

COMPLETION DATE April 2016 - October 2017

ARCHITECT KG+D Architects

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.

VOLUME \$18.3M

COMPLETION DATE 2021

ARCHITECT H2M Architects & Engineers

PROJECT EXPERIENCE SHEETS

Located in Westchester County



The Public Schools of the Tarrytowns

TARRYTOWN, NEW YORK

PROJECT DESCRIPTION

District-wide infrastructure work including 6 restroom gut renovations, 2 boiler room and burner replacements which included breaching and chimney reline, and removal of one oil tank. Gym and cafeteria **lighting upgrades**, window and roof replacements, site upgrades including a new press box, new pre-cast concrete baseball and softball dug outs, and various asphalt pavement and walking installation. One complete building exterior window and door replacement, and various mechanical equipment replacement.

VOLUME \$7.5M

COMPLETION DATE 2020

ARCHITECT Memasi Design

PROJECT EXPERIENCE SHEETS



LEED SILVER

Located in Westchester County



Pelham UFSD

PELHAM, NEW YORK

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, 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, Installation of irrigation and renovation of Prospect Hill Field.

VOLUME Schools \$57M; Athletic Field \$5M

COMPLETION DATES 2022

ARCHITECT KG+D Architects, P.C

PROJECT EXPERIENCE SHEETS

Located in Westchester County



Somers Central School District I, II, 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.

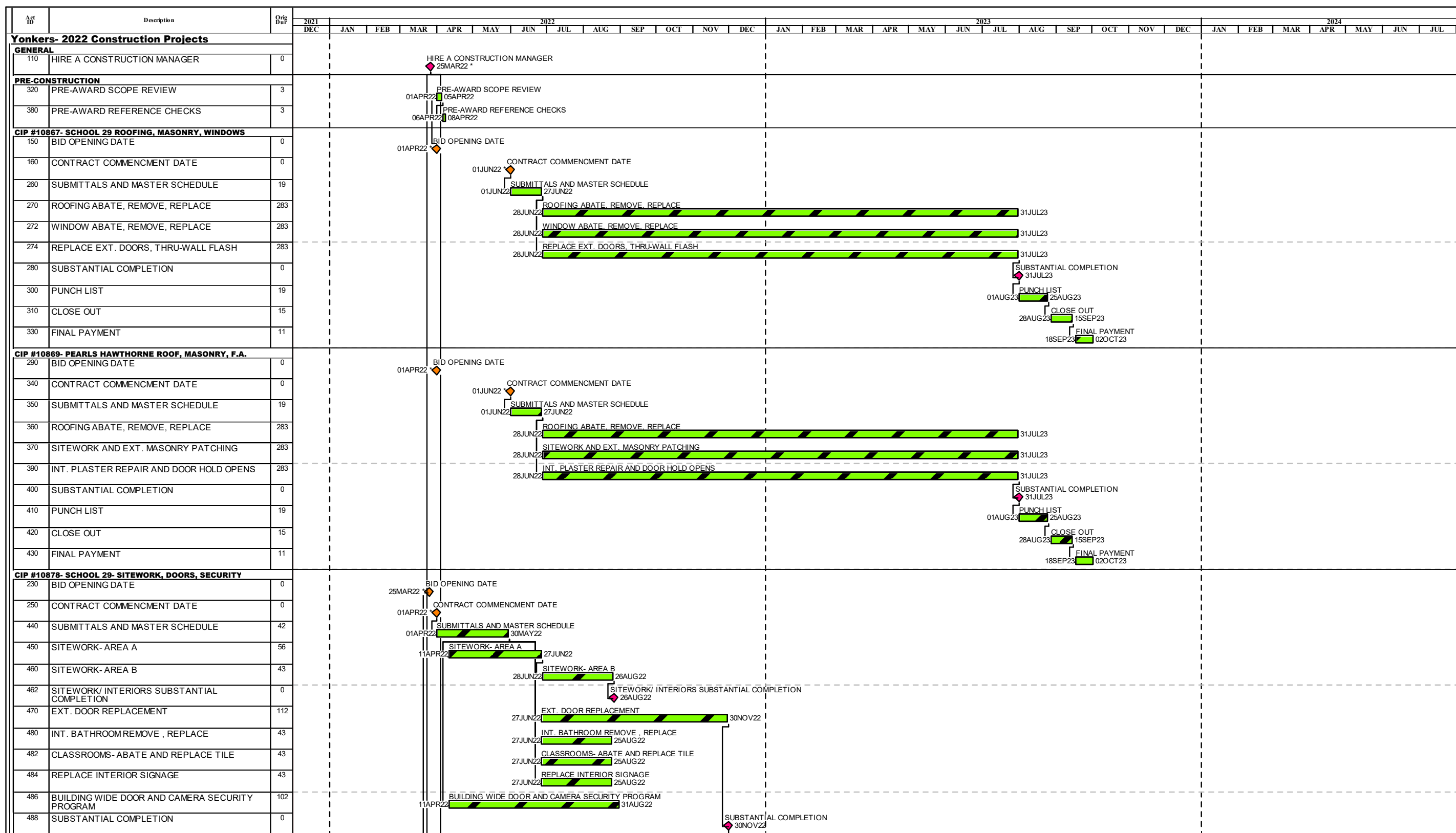
VOLUME I: \$54M; II: \$15.3M; III: \$10.7M

COMPLETION DATES I: 2009; II: 2019; III: 2020

ARCHITECT I: KG+D Architects, P.C; II: Sammel Architecture;
III: H2M Architects + Engineers

MANAGEMENT PLAN

SCHEDULE



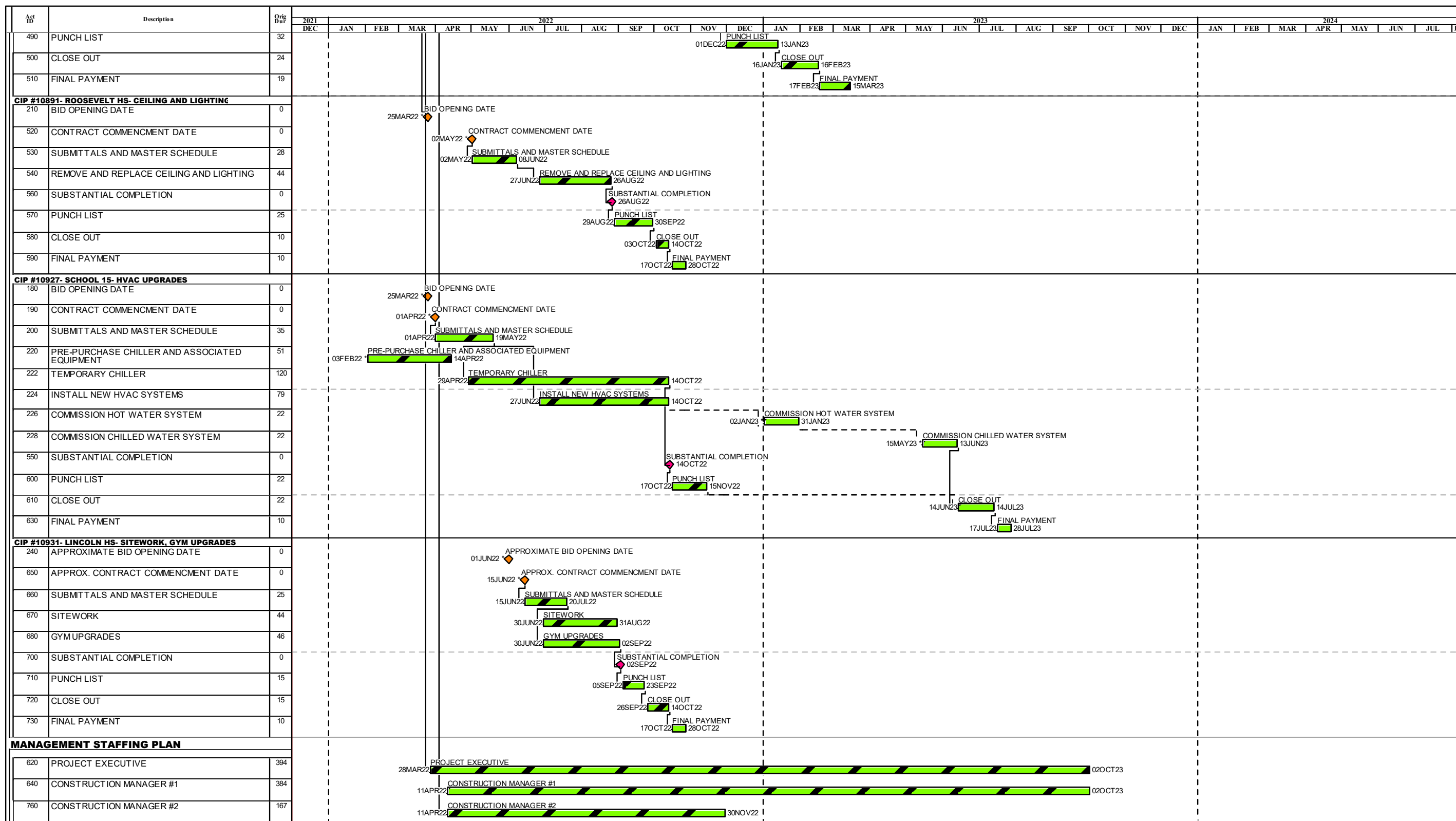
Company name	Triton
Project name	Yonkers- All Su...
Project title	Yonkers- Combined Summer 2022 Const.
Run date	10MAR22
Number/Version	3-10-22 BID RFP
Page number	1A

YONKERS PUBLIC SCHOOLS 2022/2023 CAPITAL PROJECTS
SCHEDULE FOR ON-CALL SERVICES RFP

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



SCHEDULE



Company name	Triton
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YONKERS PUBLIC SCHOOLS 2022/2023 CAPITAL PROJECTS SCHEDULE FOR ON-CALL SERVICES RFP



FEE STRUCTURE

FEE PROPOSAL

FEE PROPOSAL

The District will not specify hours for each project. Provide a lump sum bid for the necessary staff required to successfully manage contractor(s) submittals, RFIs, payments, change orders & closeout documents; facilitate construction meetings; maintain schedule; inspect all progressing construction work on a daily basis to ensure work is completed in accordance with contract documents and complete the project on time and on budget.

Additional Services outside of the scope of work listed above will be compensated base on the contract hourly rates submitted under RFQ-453.

FEE PROPOSAL	
Multiple Building Envelope Renovations and Related Work Group B School 29 YPS CIP #10867 Total Project Budget of \$4,300,000	
Part 3.01: Basic Services Construction Management Services Fixed Lump Sum Fee:	\$ 207,480.00
Part 3.02: Estimated Reimbursables: Consultants Proposed Markup = <u> 0 </u> %	
Part 3.03: Additional Services:	\$ 10,000.00
Item 1 - Total Project Fee	\$ 217,480.00
Multiple Building Envelope Renovations and Related Work Group B PEARLS Hawthorne School YPS CIP #10679 Total Project Budget of \$3,600,000	
Part 3.01: Basic Services Construction Management Services Fixed Lump Sum Fee:	\$ 174,720.00
Part 3.02: Estimated Reimbursables: Consultants Proposed Markup = <u> 0 </u> %	

FEE PROPOSAL (CONTINUED)

Part 3.03: Additional Services:	\$ 10,000.00
Item 2 - Total Project Fee	\$ 184,720.00
Phase I of Roof, Doors, Boiler Systems Replacement and Site Upgrades School 29 YPS CIP #10878 Total Project Budget of \$4,200,000	
Part 3.01: Basic Services Construction Management Services Fixed Lump Sum Fee:	\$ 202,020.00
Part 3.02: Estimated Reimbursables: Consultants Proposed Markup = <u> 0 </u> %	
Part 3.03: Additional Services:	\$ 10,000.00
Item 3 - Total Project Fee	\$ 212,020.00
Replacement of Ceilings and Lights – Phase II Roosevelt High School YPS CIP #10891 Total Project Budget of \$600,000	
Part 3.01: Basic Services Construction Management Services Fixed Lump Sum Fee:	\$ 31,200.00
Part 3.02: Estimated Reimbursables: Consultants Proposed Markup = <u> 0 </u> %	
Part 3.03: Additional Services:	\$ 3,500.00
Item 4 - Total Project Fee	\$ 34,700.00
HVAC Upgrades School 15 YPS CIP #10927 Total Project Budget of \$1,500,000	
Part 3.01: Basic Services Construction Management Services Fixed Lump Sum Fee:	\$ 67,080.00
Part 3.02: Estimated Reimbursables:	

FEE PROPOSAL

Consultants Proposed Markup = <u> 0 </u> %	
Part 3.03: Additional Services:	\$ 7,500.00
Item 5 - Total Project Fee	\$ 74,580.00
Improvements to Gymnasium Complex and Site Upgrades Lincoln High School YPS CIP #10931 Total Project Budget of \$1,300,000	
Part 3.01: Basic Services Construction Management Services Fixed Lump Sum Fee:	\$ 97,500.00
Part 3.02: Estimated Reimbursables: Consultants Proposed Markup = <u> 0 </u> %	
Part 3.03: Additional Services:	\$ 5,000.00
Item 6 - Total Project Fee	\$ 102,500.00

TOTAL SUM OF THIS PROPOSAL (Items 1+2+3+4+5+6) **\$ 826,000.00**

 TRITON CONSTRUCTION COMPANY, LLC Construction
 Manager
 (printed name of proposer)

ADDITIONAL FEE CLARIFICATIONS

ADDITIONAL FEE CLARIFICATIONS

Fee includes all costs associated with our services including office and job-site staff salaries, benefits, insurance, and overhead. **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.

We have included a web based submittal program called Submittal Exchange in our FEE Proposal.

* * *

HOURLY STAFF RATES

The staff rates for this project match those previously submitted in RFQ #453: Professional Construction Management Services for the Schools Facilities Management Department

Labor Schedule of Billable Rates for School Jobs	
	Hourly
Partner In Charge	403.85
Project Executive	277.64
Preconstruction Manager	128.68
Sr. Project Manager	144.23
Project Manager	117.00
Asst Project Manager	93.60
Chief Estimator	328.13
Estimator	141.89
Project Accounting	102.44
Contract & Insurance Administrator	107.44
Safety Director	237.33



TRITON
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