

February 11, 2019

Yonkers Public Schools
One Larkin Center, Third Floor
Yonkers, NY 10701

Attn: John Carr PE, Executive Director, School Facilities Management

RE: Proposal for A/E Services: Multiple Schools Building Envelope Restoration



Greetings:

We look forward to the opportunity to work together to efficiently complete necessary building envelope restoration projects for Yonkers Public Schools Group A school buildings. We propose to lead a process that emphasizes clarity of communications and thoroughness of design and construction documentation. We are committed to fulfilling these goals and restoring the Group A school building envelopes.

KG+D's in-depth knowledge of the Yonkers Public Schools' buildings will serve as a foundation for the project and allow our team to work at a greater level of detail and efficiency. We worked with you to identify these projects and will follow through on the original intent including working with SED to maximize building aid and grant funding. We understand that the scope of work includes developing a realistic and cost-effective project budget for the building envelope upgrades.

Our current understanding of Yonkers Public Schools goals for the Group A school buildings' envelope restoration projects are outlined below.

Envelope Restoration

- Ensure the Group A Schools are water tight by stopping the infiltration of water into the school buildings caused by rainy inclement weather. This will include, but not necessarily be limited to, the rehabilitation of various roofing systems, masonry façade, masonry parapets, window, doors, lintels, flashing systems, roof drains, scuppers, leaders and sealants.
- Interior work related to the rehabilitation of the building envelope such as window and door trim finishes, surface prepping and painting of walls and ceilings damaged by infiltrating water.
- Site work required to repair storm drainage systems.

Indoor Air Quality

- Indoor air quality improvements to the School 23 dirt cellar which includes containment applications of the dirt floor, upgrade ventilation for building code and other environmental conditions, heating, lighting fixture replacement and altering access from the interior to exterior in order to hinder occupants from storage usage.

Asbestos + Hazardous Material Abatement

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

Kaeyer, Garment + Davidson Architects, PC

285 Main Street, Mount Kisco, New York 10549

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- Design for the abatement of all hazardous materials affected by the scope of work outlined in this proposal.

We understand that the project budget for this multiple school building envelope project is approximately \$6.9 million dollars. We understand that the estimated project budget is broken down as follows:

Group A Schools

- PS-14: \$400,000
- PS-23: \$1,400,000
- PS-28: \$2,000,000
- Riverside: \$2,000,000
- YMA: \$1,100,000

The project will identify and make recommendations for preparing multiple or combined bid packages based on size, scope of work and costs. Schools requiring immediate restoration work will be prioritized for summer/fall 2019 and lower priority projects shall be scheduled for 2020.

The team we have assembled for the Yonkers Public Schools Group A building envelope project includes architects and engineers that have worked with the District through the building condition survey and Facilities Plan process, as well as specialty sub-consultants that complement and will function as an extension of the KG+D team. Our team will lead quick and efficient projects that are clearly well documented. The proposed project team includes:

- KG+D Architects, PC
 - Russell Davidson FAIA, President
 - Joseph A. Reilly, Associate
 - Frederick Wells, RLA – Landscape Architect
- Damiano Barile Consulting Engineers (MEFP Engineer Consultant)
 - Laurence Barile, PE LEED AP – Principal
 - Paul Gallagher, PE - Principal
- Watsky Associates (Roofing Consultant)
 - Tom Olam

A summary of the services our team will provide, by phase for the Group A building envelope restoration projects are outlined as follows:

Kick Off + Schematic Design

- 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. Including but not limited to:
 - 2015 Building Condition Survey

- 2016 AHERA Asbestos Reports
- Electronic (scanned) plans of the building
- Basic floor plans on AutoCAD
- Conduct interviews with District Administration, Educational and Operational personnel.
- Perform a field inspection and roof test cut probes to determine the typical configuration of existing roofing and flashing components. Provide material samples from the test probes, at the site, to an Environmental Consultant retained by the District.
- We will prepare a schematic design and report suitable for presentation to project stakeholders as well as City and BOE officials.
- The report will include but will not be limited to: conceptual site plans, floor plans, roof plans, elevations, sustainability measures, photos of existing conditions as well as photos of comparable completed projects for comparison.
- The report will include a project estimate and schedule with discussions of SEQRA, sustainability measures, SED building aid, Smart Schools Bond Act eligibility, SED approval requirements.
- The report will be presented to the Facilities Committee of the Board of Trustees and other boards or councils as required in order to achieve consensus around the selected design options.

Design Development

- Create detailed construction drawings including floor plans, interior elevations, sections, details, schedules, SED permit applications, specifications and product/materials samples.
- Prepare design development documents consisting of 95% complete plans, specs and project estimate.
- The design development documents will establish the scope, size and character of the entire project. Documents will include drawings of all disciplines as necessary to depict the entire scope of work including all major programming, design, finish, layout and code compliance drawings.

SED Permitting + Construction Documents

- 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.

Bidding + Negotiations

- Solicit bids, attend a pre-bid conference, respond to questions and prepare a technical addendum as required.
- Conduct pre-proposal walkthroughs with interested bidders and respond to bidder requests for information.

- Review the bids, conduct detailed scope reviews with the apparent low bidders and make recommendations for award of the bids.

Construction Administration:

The services we provide during the Construction Administration phase include:

- Typical pre-construction services including review the contractor's technical submittals and schedule of values and conduct a pre-construction conference to review administrative, site access, performance and coordination issues, and technical installation expectations.
- Conduct site visits during the project and prepare a field report for each site visit.
- Perform a "punch list" inspection when the work is complete and issue a list of incomplete or non-conforming work observed. Then perform a final inspection.
- Review close out documents submitted by the Contractor, e.g., warranties, guarantees, as-built drawings, and the final payment requisition and change orders.

We have provided our fee proposal and hourly rates in the requested format within the attached RFP document. We propose to complete this work for the Group A building envelope projects for Yonkers Public Schools' estimated additional services and reimbursable expenses for the lump sum fee of **\$424,750**.

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.

KG+D and our consulting teams appreciate your continued trust in our firms, and we look forward to seeing this project successfully completed. As always, please feel free to call if you have any questions regarding this proposal.

Sincerely:

KG+D ARCHITECTS, PC



Russell A. Davidson, FAIA - President

Table 3.01						
SCHEDULE AND LUMP SUM FEES FOR BASIC SERVICES						
GROUP A SCHOOLS		PS-14	PS-23	PS-28	RIVERSIDE	YMA
PROJECT BUDGET		\$400,000	\$1,400,000	\$2,000,000	\$2,000,000	\$1,100,000
PROJECT PHASE	DURATION (Weeks)	FEE PROPOSED				
3.01 Kick-off & Schematic Design						
Design Development						
SED Construction Documents (CDs)						
3.02 Additional Services and Reimbursables	NA	\$7,500.00	\$15,000	\$15,000	\$15,000	\$10,000
(A) Sub-Total: Kick-off Thru CDs & Reimbursables	NA					
Bidding and Negotiation						
Construction Administration (CA)						
(B) Sub-Total Bidding & Negotiations & CA Services	NA					
Total Project Fee (A) + (B)	NA					
TOTAL FEE						

TOTAL SUM OF THIS PROPOSAL _____

 (printed name of proposer) Architect or Engineer