

April 12, 2022

Yonkers Public Schools  
Purchasing Department  
One Larkin Center, 3<sup>rd</sup> Floor  
Yonkers, NY 10701

Attn: John Carr, Executive Director  
Re: Proposal for Architectural + Engineering Services  
**Grant Park School – Feasibility Study**



Greetings:

We are writing to provide a proposal for a feasibility study to explore the viability of building a new PK-8 School on the northwest corner of the former Mulford Gardens property (aka Grant Park). As you are aware we had previously explored using this entire site for a larger community school so we are familiar with the site. The current development proposal put forth by Titan Real Estate allows only 2.37 acres for the school site. We are familiar with the model program for schools at all grade levels for the Yonkers Public Schools and will use this as guidance as we explore options. As a result we feel we can complete this study efficiently and thoroughly to provide you with the information you need to fully evaluate this opportunity. We propose to complete the following tasks as part of this study:

1. Explore options for overall building layout based on the program utilized for Community School 35.

Deliverables for this phase will include:

- a. Conceptual Site plan for the new school.
- b. Conceptual floor plans of all levels.
- c. Three dimensional massing diagram that shows the proposed new school on the site.
- d. Budget development worksheet showing the probable cost of new construction.
- e. Program worksheet listing all spaces and how they align with the YPS model program. This will also calculate the functional and state-rated capacity for the building.

We anticipate reviewing progress with District leadership 2-3 times during the course of the feasibility study and conducting additional site visits as needed.

We are prepared to complete this work for the lump sum fee of \$9,500.

I will personally lead the efforts to complete the work of this study with our architectural staff. We are prepared to commence this work immediately and with a prompt authorization can have preliminary concepts prepared to discuss in approximately two weeks.

**KG+D Architects, PC**

285 Main Street, Mount Kisco, New York 10549

914.666.5900 [kgdarchitects.com](http://kgdarchitects.com)

We look forward to continuing to assist YPS to remedy their facilities issues. Please call if you have any questions or require any additional information.

Sincerely:

KG+D ARCHITECTS, PC



Russell A. Davidson, FAIA - President