

March 22, 2022

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



Attn: John Carr, Executive Director
Re: Proposal for Architectural + Engineering Services
Biondi School Feasibility Study (Leake & Watts)

Greetings:

We are writing to provide a proposal for a feasibility study to adaptively re-use the Biondi School building on the former Leake & Watts campus as a public school for Yonkers. It is our understanding that the initial thoughts are to convert the building for use as a grades 6-12 Media/Arts focused school. We are familiar with the building and the model program for schools at all grade levels for the Yonkers Public Schools. 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 this study in two distinct steps:

1. Assess the layout of the building and propose modifications as necessary to meet the YPS program requirements. The building was originally designed for a special education population so the rooms are under-sized for a regular education students. This will establish a functional and rated capacity so that leased term, building aid and YPS enrollment planning can be reviewed. Deliverables for this phase will include:
 - a. Conceptual floor plans of all levels showing required modifications.
 - b. Budget development worksheet showing the probable cost of renovations.
 - c. 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.

2. If the first phase shows that the program can fit in the building and the District wants to pursue this opportunity further we will continue to refine the conceptual design and also assess all building systems – structural, roof, mechanical, electrical, fire protection and plumbing to identify required upgrades. Given the age and condition of the building there is not an expectation that there will need to be major infrastructure upgrades. It is however important to have a five year plan for the building if the District is to invest in renovations to convert the building for its use and enter into a long term lease. Deliverables for this phase will include:
 - a. Updated conceptual plans for all levels showing required modifications and infrastructure upgrades.
 - b. Updated budget development worksheet showing the probable cost of renovations and infrastructure upgrades.
 - c. Narrative description of conditions and recommended upgrades from roof and MEP consultants.

We anticipate meeting with District leadership 3 – 4 times across to course of the feasibility study and conducting additional site visits as needed.

KG+D Architects, PC

285 Main Street, Mount Kisco, New York 10549
914.666.5900 kgdarchitects.com

We are prepared to complete this work for the lump sum fees as outlined below:

Phase 1 \$7,500.

Phase 2..... \$19,500.

I will personally lead the efforts to complete the work of this study with our architectural staff. The second phase of work will also involve our expert team including Watsky Associates and BGA Engineers. We are prepared to commence this work immediately and with a prompt authorization can have preliminary concepts prepared to discuss by the date of the scheduled conference call with the State on April 4th.

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