

May 31, 2017

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

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

RE: St. Denis Rectory – Preliminary Comments



Greetings:

On May 17<sup>th</sup> we attended a walkthrough of the St. Denis rectory and convent with YPS and Savin staff to review the facilities. While these structures are not part of the feasibility study for the school which is now underway we are providing our comments and a proposal for our services to conduct further analysis if that is warranted.

The rectory is a three level structure of approximately 38' wide by 78' long and sits on a corner lot that is approximately 120' x 120'. These dimensions are only estimates based on site observations and aerial photography as there were no floor plans or site surveys available for review. The building appears to be of masonry bearing wall construction with wood floor and roof structure or Type 3 ordinary construction as defined in the building code. This type of structure is permitted as an Educational Occupancy for three stories if an automatic sprinkler system is installed. The main level is a half story above grade so there is no accessible entrance and there are two open stairwells in the building.

The most limiting factor for the use of this building as classrooms is the basic structural configuration of the building which has two bearing walls running lengthwise that define a corridor on all levels. The result is that the rooms on either side of the corridor have a maximum width of approximately 14'-6". This is a very poor dimension for a school building and would result in classrooms of 14'-6" wide x 53' long in order to create the minimum size of 770 sf for a classroom as required by the State. This aspect ratio of 3.7:1 is very poor for a classroom which ideally would have length/width proportions of 1:1 or 3:2. Additionally due to the length of the building at least two rooms would not only be narrow but would also need to be L-shaped making them extremely difficult to supervise. If these room shapes were acceptable the building could be extensively renovated to create four classrooms which could house two grade levels.

Other anticipated renovations include the installation of handicapped toilet rooms for students and staff on all levels, an accessible entrance and small elevator, updated mechanical, electrical, data and security systems. A very rough estimate for this type of comprehensive renovation for a building of this size is 3.5 – 5.0 Million Dollars.

Another possible companion use for this portion of the site would be to demolish this building and create a new Early Childhood Center building on this site to house Pre-K and Kindergarten and possibly 1<sup>st</sup> grade. The classrooms for the youngest children have the largest square footage requirement and should be located on grade for ease of exiting and access to play areas. Rooms that meet this minimum size requirement cannot be easily created in the adjacent school building so if they were provided in this new building it would increase the compliance and utility of rooms in the school building. A building to house two sections of these grade levels would have a footprint of approximately 7,000 gsf so the other half of the lot would be available for an enclosed play area for the youngest children. While more study would be needed to confirm the budget it could be similar to the cost to renovate the existing structure.

**Kaeyer, Garment + Davidson Architects, PC**

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IF Yonkers would like us to further develop these two concepts we can extend our study of the school to this structure by completing the following tasks:

- Site visits to further understand the existing building layout, take some rough dimensions and identify site features. We will create diagrammatic floor plans and create a composite site plan from aerial photography and the site survey (provided by others).
- Our architectural staff, roof consultant and engineering team will assess all building conditions to assess what needs to be repaired or replaced to return the building to service.
- The building will be surveyed by a hazardous materials consultant and some typical areas will be tested to develop a reasonable scope of remediation and related costs.
- Develop two design options; one for the renovation of the existing building to serve as classrooms for older students and a second to replace the building and create an early childhood center.
- Budgets will be developed for both options along with a Maximum Cost Allowance projection to assist in projecting State Aid for the renovation.
- After YPS selects a design concept the scope of work and budget will be refined for inclusion in the final report.
- Upon completion of the feasibility study process, KG+D will include this work with the final report for the school building. This is typically in the form of an 11" x 17" presentation book of the proposed comprehensive development plan. The report includes floor plan drawings and summarizes all work done during the study and preparation of the plan.
- KG+D will present the final report to the Yonkers Public Schools, which will comprise our analysis of the existing program and space utilization, program requirements, development of proposed design alternatives, the recommended design solution, and the proposed plan of action including phasing and costs.

Similar to the school study, the design consulting team will include:

- KG+D Architects, PC
  - Russell Davidson FAIA, President
  - Erik Wilson, AIA - Associate
- J.C. Broderick Associates, Inc (Asbestos Consultant)
  - Paul Fazio, Senior Associate
- Watsky Associates (Roofing Consultant)
  - Tom Olam
- BGA Engineers (MEP Engineers)
  - Paul Gallagher, PE

KG+D has always been able to work out fair and reasonable fee agreements with our clients. We typically provide our services for a lump sum fee based on the project scope. Fees are based upon our hourly rates for the time and team member involved in each part of the project planning. We propose to complete the above tasks and activities for a lump sum fee of \$11,500 with a breakdown summarized below.

KG+D	\$	4,500
J.C. Broderick	\$	3,000
Watsky	\$	1,000
BGA Engineers	\$	3,000
Total	\$	11,500

Reimbursable expenses will be limited to the cost of express mail services, additional materials testing and printing of documents for review by the owner and for bidding and constructing the project. We are prepared to commence work immediately and can complete this work in approximately 30 days from the notice to proceed.

We look forward to continuing our work with Yonkers Public Schools and hope that our team can continue to be a valued asset you can rely upon. Please feel free to contact me should you have any questions or concerns regarding this proposal.

Sincerely:

KG+D ARCHITECTS, PC



Russell A. Davidson, FAIA – President

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Authorized by

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Date