

BUILDING CAPACITY REVIEW

The purpose of the building capacity review was to assess the true functional capacity of the District's buildings. This is critical information as the District considers how best to accommodate the student population in the short term as well as the future.

The process that was completed included the following tasks:

- Review of building floor plans to assess accuracy and room sizes and use.
 - Visit to each building to verify room use and to interview principals.
 - Review of current enrollment data provided by District for each building.
 - Review of class size policies for all grade levels to identify a desirable class size (functional) and a maximum allowable class size.
 - Each space for each building was assigned a line on a master spreadsheet for the entire district resulting in the creation of a detailed physical space inventory for the entire District (+/-2,500 line item entries).
- Capacity was calculated for each building based on actual room size and use as observed during the 2010/2011 school year.

The method used for calculating room use was based on the procedure used by the New York City Department of Education. This method takes into account the varying use of rooms at different grade levels and adjusts total capacity based on room size, programming and scheduling efficiency and room utilization. Three different methods were used for calculating the capacity of each building:

- SED Capacity - used class sizes and room use rates based predominantly on SED guidelines (where applicable).
- Functional Capacity - used target class sizes and full programs as desired by YPS for normal building use.
- Unadjusted Maximum Capacity - used maximum class sizes and a more full utilization of all spaces.

The functional capacity is established by using the desirable class sizes and room utilization as well as restoring special subject and common areas to their intended use. At

this point a number of libraries, art rooms, music rooms and computer rooms are being used as grade level classrooms. These are not counted as classrooms in the functional capacity calculation.

The end product of this review is summarized on two 11 x 17 summary pages included in the appendix to this report. It is understood that the calculation of capacity involves multiple variables and so this work was completed to arrive both at a result based on this year's building use but also to provide the District with an interactive tool for future planning. The programmed and linked dataset that was assembled for this review is being provided to the District so that baseline assumptions can be modified, room uses can be updated and all calculations will be automatically updated.

The District's buildings are being fully utilized. Some of the key findings of the capacity review are summarized below:

- The District's buildings are approximately 17% over the desired functional capacity.
 - This represents inadequate space for 3,700 students across the District in the 2010/2011 school year.
- This shortfall is predominantly in the PK-8 grade levels as those buildings are 27% over the desired functional capacity.
 - 11 or approximately one third of the PK-8 buildings are currently over the unadjusted maximum capacity assigned to the building.
 - Room sizes across the District are below the State required minimum primarily due to the age of the buildings:
 - 49% of the rooms assigned for special education are undersized.
 - 30% of the rooms assigned for regular education are undersized.
 - Site size or overall acreage is below the State recommended levels at virtually all of the District's school sites.

This capacity review will be further refined as the next phase of this effort is advanced. During the course of updating the educational facilities plan it is anticipated that the analysis will be re-visited and re-issued.

Yonkers Public Schools

2010 Building Conditions Survey & Five Year Capital Plan

Building Capacity Summary

Name	Type	AKA	Main Building Floor Area	Modulars Floor Area	Year Built	Site Acreage	Grade Level Configuration - Original	Grade Level Configuration - Current	Current Enrollment	Library	Art Room	Music Room	Computer Room	SED Capacity	Functional Capacity	amount over / under	% over / under	Unadjusted Maximum Capacity	amount over / under	% over / under	# of special education rooms	Special Education Classrooms Undersized	% of Special Education Classrooms Undersized	# of general classrooms	Classrooms Undersized	% of rooms undersized	
PK - 8 SCHOOLS																											
School 5	ES	PS5	68,000		1884	2	PK-5	PK - 8	611	yes	yes	✗	✗	519	393	217.7	55%	555	56.42	10%	3	0	0%	20	8	40%	
Foxfire School	ES	Foxfire	86,000		1955	4.6	PK-5	PK-6	446	yes	yes	yes	✗	497	370	75.53	20%	490	-44.5	-9%	1	1	100%	20	6	30%	
Patricia A. DiChiaro School	ES	PS8	52,270	2230	1894	1.8	PK-5	PK-8	488	✗	✗	✗	✗	439	315	172.5	55%	505	-17	-3%	2	2	100%	21	11	52%	
School 9	ES	PS9	50,100		1894	1.2		PK-5	419	yes	✗	✗	✗	390	291	128.1	44%	431	-12	-3%	1	1	100%	19	13	68%	
School 10	ES	VIVE	51,820		1972	2.5		PK-K	150	✗	✗	✗	yes	150	111	38.73	35%	150	0	0%	0	0		20	16	80%	
Yonkers Montessori Academy	ES	Twain	247,468		1925	6.8		PK-8	1175	yes	yes	yes	yes	1460	1218	-43	-4%	1684	-509	-30%	0	0		71	17	24%	
School 13	ES	PS13	76,345		1920	1.6	PK-5	PK-6	627	yes	yes	✗	yes	716	541	86.02	16%	716	-89	-12%	4	2	50%	26	8	31%	
Rosemarie Ann Siragusa School	ES	PS14	48,785	5026	1902	1.3		PK-5	527	yes	✗	✗	✗	471	355	171.6	48%	503	24	5%	3	1	33%	21	6	29%	
Paideia School 15	ES	PS15	75,000		1998	3	PK-5	PK-8	629	yes	yes	yes	yes	493	430	199.2	46%	518	111	21%	4	0		19	0		
School 16	ES	PS16	42,200		1902	2.7		PK-6	478	✗	✗	✗	✗	439	330	148.3	45%	439	39	9%	2	1	50%	17	4	24%	
School 17	ES	PS17	43,770	5026	1903	1.6		PK-6	504	✗	✗	✗	✗	491	295	209.1	71%	491	13	3%	2	2	100%	20	6	30%	
Scholastic Academy for Excellence	ES	PS18	92,130		1904	1.1		PK-8	624	yes	yes	yes	yes	525	407	216.9	53%	565	59	10%	1	1	100%	26	5	19%	
Eugenio Maria de Hostos School	ES	HOSTOS	72,000		1991	4		PK-6	579	yes	yes	yes	yes	576	433	145.6	34%	576	3	1%	3	1	33%	23	3	13%	
School 21	ES	PS21	48,895		1914	1.5	PK-5	PK-6	483	yes	✗	✗	✗	449	270	213.4	79%	449	34	8%	2	2	100%	18	13	72%	
School 22	ES	PS22	44,820	4089	1914	1.1	PK-5	PK-6	488	✗	✗	✗	✗	465	347	141.5	41%	506	-18	-4%	2	2	100%	16	8	50%	
School 23	ES	PS23	74,410		1918	1.4		PK-8	569	yes	yes	yes	yes	541	430	139.1	32%	573	-4	-1%	1	5	20%	21	1	5%	
Paideia School 24	ES	PS24	34,095	5026	1930	1.5	PK-5	PK-6	445	✗	✗	✗	✗	316	237	208.4	88%	381	64	17%	1	1	100%	17	16	94%	
Museum School 25	ES	PS25	47,830		1930	2.2		PK-6	505	yes	✗	✗	✗	523	334	170.9	51%	523	-18	-4%	3	2	67%	20	9	45%	
Casimir Pulaski School	ES	PS26	52,825		1936	4.9		PK-8	557	yes	yes	yes	yes	453	352	205.4	58%	480	77		0	0		20	4	20%	
Montessori School 27	ES	PS27	50,175		1960	3.3		PK-6	410	yes	yes	yes	✗	488	348	61.57	18%	488	-78	-16%	2	1	50%	16	3	19%	
Kahlil Gibran School	ES	PS28	44,670	2230	1951	5.5		PK-6	439	yes	✗	✗	✗	417	251	187.8	75%	417	22	5%	3	0	0%	14	0	0%	
School 29	ES	PS29	86,500		1951	9.5		PK-8	646	yes	yes	✗	yes	728	585	61	10%	730	-84	-12%	13	0	0%	22	0	0%	
School 30	ES	PS30	43,705	2230	1952	8.7		PK-6	504	✗	✗	✗	✗	517	313	191.1	61%	517	-13	-3%	3	0	0%	18	0	0%	

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Montessori School 31	ES	PS31	36,380		1953	3.9	PK-6	PK-6	373	✗	✗	yes	✗	446	283	90	32%	446	-73	-16%	3	3	100%	16	7	44%	
Family School 32	ES	PS32	53,690		1958	8.7	PK-5	PK-8	587	yes	✗	✗	✗	611	453	134	30%	605	-18	-3%	4	1	25%	23	4	17%	
MLK Jr. High School	HS	King	65,650	5026	1968	2.1	PK-5	PK-7	526	yes	yes	yes	✗	617	435	91	21%	636	-110	-17%	2	2	100%	25	6	24%	
Cedar Place School	ES	Cedar Pl	78,000		2000	2.9	PK-5	PK-6	486	yes	yes	yes	yes	486	368	117.9	32%	486	0	0%	3	0	0%	20	0	0%	
Enrico Fermi School	ES	Fermi	116,800		1927	2.6	PK-5	PK-8	993	yes	yes	✗	✗	889	721	271.8	38%	984	9	1%	2	2	100%	43	42	98%	
PEARLS Hawthorne School	ES	Pearls	140,440		1925	3.8		PK-8	1168	yes	yes	yes	✗	1082	855	313.1	37%	1179	-11	-1%	0	0	0%				
Robert C. Dodson School	MS	Dodson	118,150		1959	6.2	6-8	PK-8	850	yes	yes	yes	yes	864	708	142	20%	1000	-150	-15%	2	0	0%	39	6	15%	
Cross Hill Academy	MS	Emerson	157,950		1963	10	6-8	PK-2,7-8	768	yes	yes	yes	yes	1103	925.3	-157	-17%	1269	-501	-39%	12	6	50%	46	7	15%	
Subtotals									17427					18162	13704	3723	27%	19291	-1237	-6%	84	39	46%	717	229	32%	
HIGH SCHOOLS																											
Palisades Prep Academy	HS	Commerce	140,000		1930	3.4		7-11	401	yes	yes	yes	yes	554	516	-115	-22%	701	-300	-43%	0	0	0%	39	5	13%	
Yonkers Middle/High School	HS	Yonkers	272,000		1975	7.5	9-12	6-12	1818	yes	yes	yes	yes	2003	1837	-18.9	-1%	2511	-693	-28%	0	0	0%	88	0	0%	
Riverside High School	HS	Riverside	125,880		1992	3	6-8	9-12	985	yes	yes	yes	yes	757	761	224	29%	1042	-57	-5%	2	2	100%	37	1	3%	
Lincoln High School	HS	Lincoln	252,410		1951	19	9-12	9-12	1271	yes	yes	yes	yes	1122	1037	234	23%	1473	-202	-14%	0	0	0%	49	24	49%	
Gorton High School	HS	Gorton	165,870		1923	6.4	9-12	9-12	1223	yes	yes	yes	yes	907	835	387.7	46%	1131	92	8%	0	0	0%	40	22	55%	
Roosevelt High School	HS	Roosevelt	203,450		1926	13	9-12	9-12	838	yes	yes	yes	yes	1297	1477	-639	-43%	1440	-602	-42%	6	4	67%	66	45	68%	
Saunders Trade/Tech High School	HS	Saunders	226,530		1969	15	9-12	9-12	1158	yes	yes	yes	yes	1317	1227	-69.4	-6%	1722	-564	-33%	0	0	0%	44	3	7%	
Subtotals									7694					7957	7691	3	0%	10021	-2327	-23%	8	6	75%	363	100	28%	
DISTRICT - WIDE																											
Totals			3,687,013		0				25121					26119	21396	3725	17%	29313	-3565	-12%	92	45	49%	1080	329	30%	