



YONKERS PUBLIC SCHOOLS



2010
BUILDING CONDITION SURVEY
& FIVE YEAR CAPITAL PLAN

EXECUTIVE REPORT

Final Draft – June 10, 2011

KG&D architects

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Introduction

One in five Americans spends a significant portion of his or her day inside school buildings. Research has confirmed that poor conditions overall and lack of daylight and poor ventilation in particular all contribute to poor student performance. School buildings are often called “the third teacher” and there is no doubt that they have a large impact on the education process. A December, 2010 study from Cornell University for the first time links these two key factors that are both present in Yonkers and concludes that the school environment contributes to the income-achievement gap and that it therefore warrants more attention. This report details the

condition of the buildings and hopefully will be instrumental in drawing support for the critical needs of the educational infrastructure in Yonkers.

Over 15 years ago, the New York State Comptroller reported that New York State’s school buildings were the oldest in the Country. Since that time, they have not gotten any younger and large construction programs in New York City and Buffalo have updated a significant portion of the buildings in those cities. Current research indicates that Yonkers’ school buildings are now the oldest in the State and perhaps the Country. Yonkers has approximately 25,000 students housed in 38 buildings with an overall square footage of 3.7 million square feet and an average age of 73 years. This

report summarizes their overall condition which, despite recent efforts to stabilize them, still requires a lot of investment for improvements to simply return them to overall good condition.

This report summarizes the results of completing the State requirements for a comprehensive Building Conditions Survey (BCS) and Five Year Plan update. This phase of the work has focused on the conditions and characteristics of the existing buildings and how they are performing using the building codes and educational program standards that were in effect at the time they were built as the baseline criteria. Subsequent phases of this effort will evaluate the buildings in the context of 21st century building codes

and space adequacy and also address the issue of how much space is needed to accommodate a growing student population.

This process is mandated by the State Education Department and is required by New York State Education Law under Title 8, Chapter II Regulations of the Commissioner, Part 155.4 - Uniform Code of Public School Building Inspections, Safety Rating and Monitoring. This process began in 2000 with this year’s effort being the third time this has been required for all Districts. The process is intended,

“To insure that all occupied facilities are properly maintained and preserved to provide for a suitable education setting...”

EXECUTIVESUMMARY

KG&D has led the process of inspecting facilities and generating the scope of work, budgets and projects for the Five Year Plan. The full project team included licensed architects, civil engineers, mechanical (HVAC) engineers, plumbing engineers, electrical engineers and a roofing specialist.

In addition to the conditions assessment, this initial phase involved a building capacity analysis, including a review of building plans, a separate visit to each school to identify and verify use of each space and an interview with the building principal. This analysis is discussed in more detail later in this report and is being

provided to the District in an interactive format to be used as a planning tool as they continue to struggle to find ways to accommodate a growing enrollment in limited facilities.

Yonkers Public Schools under the recent administration has been addressing critical building needs during the last five years since the last BCS. These efforts can be adequately described as stabilization and or “triage” to protect the buildings from further decay. As expected, this work has been primarily building envelope maintenance and has been spread to where it was needed most to keep buildings weather tight. With an overall expenditure of \$110 million in the last five years based on an overall projected need for that same period of time of \$264 Million the District is not receiving the funding necessary to keep pace with the deterioration of the aging school stock. The projected need for the same categories of work for the next five years is \$397 Million.

The proposed work broken down by system is summarized below:

Ventilation & Distribution	\$53,026,323
Windows	\$51,684,281
Heating Plants	\$35,799,051
PA/Phone/Emergency Sys.	\$25,354,963
Lighting	\$21,049,725
ADA Upgrades	\$18,354,921
Interior Doors	\$18,234,571
Flooring	\$16,334,425
Roofing	\$15,278,713
Exterior Wall Repairs	\$13,499,788
Ceilings	\$12,483,115

The two systems most in need of funding are the same two that have the most direct impact on student performance - daylighting / windows & ventilation. A summary of conditions and recommended improvements for each building is included on the following pages.

Project Team

