

2020 BUILDING CONDITION SURVEY & FIVE YEAR PLAN

SUMMARY BOOKLET

Yonkers Public Schools

1 Larkin Center
Yonkers, NY 10701

Rev. 03/01/2022

SUPERINTENDENT OF SCHOOLS

Dr. Edwin M. Quezada

EXECUTIVE DIRECTOR

Mr. John P. Carr

SENIOR ENGINEER

Mr. Lee Pavone, P.E.

PROJECT MANAGER

Mr. John Becker

PREPARED BY:



Kaeyer, Garment + Davidson Architects, PC

285 Main Street, Mount Kisco, New York 10549

914.666.5900 kgdarchitects.com

Index to Summary Booklet

Executive Summary	1-2
Priority Summary Table & Explanations	3-4
Districtwide Cost Summary Table	5
Five Year Capital Plan	6
Building and Site Data for each School (by SED Number):	7-96
Conditions Summary Chart & Projects Summary Table	
<u>Additional Information in Full Copy of the BCS</u>	
Building and Site Narratives for each School (by SED Number):	6-842
a. Summary	
b. Roof	
c. Plumbing	
d. Mechanical (HVAC)	
e. Electrical	
f. Air Conditioning & Green Building Features	
Conditions Summary Chart	
Projects Summary Table	
Infrastructure Work Item List	
Electrical & Mechanical Equipment Lists	
Appendices:	
A. Districtwide Cost Summary Table	843 - 844
B. NYSED Categories + Condition Groups	845 - 846
C. Confined Spaces List (All Schools)	847 - 849



Yonkers Public Schools

2020 Building Conditions Survey/Five Year Plan

Executive Summary

Building Condition Surveys of all educational buildings are mandated by the State Education Department and 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. The process is intended,

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

The surveys began in 2000, with updates every five years since then. This report summarizes the results of completing the State requirements for the 2020 comprehensive Building Conditions Survey (“BCS”) and Five Year Plan update.

A summary of conditions and recommended improvements for each school building is provided in this binder. Information contained herein is the result of consultation with Yonkers Public Schools administration and building personnel, and observations of conditions during field surveys conducted in Summer 2020. The 2020 BCS site surveys were completed between July and September 2020 and project reporting was substantially completed by March 2021. The reports herein reflect minor updates and edits made in May 2021. Conditions were evaluated for project recommendations with the objective to return the building to “Overall Good Condition”.

Each of the narratives includes a brief assessment of possible Sustainability improvements; more specifically, the narratives outline considerations of the feasibility of implementing Green Building features at each site such as ground source heat pumps (geothermal systems), air source heat pumps, electrification of heat systems to reduce fossil fuel use, and solar orientation for photovoltaic (PV) panels, as well as feasibility for whole building air conditioning. During the course of the BCS site surveys in 2020, and separate from these surveys, assessments were conducted of the school building ventilation systems to identify and implement immediate upgrades to improve indoor air quality.

KG+D led the process of inspecting the facilities and generating project cost projections, with the full project team that included licensed architects and engineers, mechanical (HVAC) engineers, plumbing engineers, electrical engineers, a roofing specialist and landscape architect.

The Yonkers Public Schools are on average 80 years old. There are twelve operating elementary schools that are over 100 years old, the oldest being 137 years old. As a consequence, the capital construction work identified is primarily due to age-related obsolescence and not poor maintenance.

Yonkers Public Schools

2020 Building Conditions Survey/Five Year Plan

In addition to this Building Conditions Survey, inventories and reporting in the Educational Facilities Plan Update of July 2019 and the Yonkers Joint Schools Construction and Modernization Plan of August 2020 provide additional information to inform Yonkers Public Schools in its facilities planning. These studies highlight the cost of maintaining an aging infrastructure and buildings in the district that are not configured for current program requirements and provide insufficient capacity for current and projected enrollment.

Over the past ten years, the Yonkers Public Schools has completed over \$184 million of capital construction work to address critical building needs throughout the District. Unfortunately, these efforts have not kept up with the infrastructure needs identified in the Building Condition Surveys. In 2005 the estimated cost to bring the buildings to “Overall Good Condition” was \$291 million. By the time of the 2010 BCS the estimated cost of improvements had grown to \$428 million and in the 2015 BCS, over \$560. At the time of this report the cost of the necessary and recommended improvements at all buildings totals nearly \$519 million. Much of the work undertaken in the past fifteen years has been focused on stabilization and/or “triage” to address critical life safety and code compliance concerns, restore failing building envelopes, and keep the basic building systems functioning.

Multiple projects can be planned to accomplish needed renovations. Work on systems can be grouped to efficiently upgrade multiple systems simultaneously. For example, a new ducted ventilation system can be installed in conjunction with new ceilings and lighting in the classrooms and corridors. Windows and interior casework can be replaced as a project localizing work at exterior walls. HVAC controls and new boilers can be done separately or in conjunction with a new ventilation system.

Yonkers Public Schools
2020 Building Conditions Survey/Five Year Plan
Priority Explanation

Priority Explanation:

The following priority rating system has been employed to assist in determining the relative importance of individual needs listed in the Five Year Plan.

Priority 1 - Life Safety

Required work or remediation to safeguard welfare of building occupants.

Examples:

- 1) *Repair or replacement of failing structural members*
- 2) *Repair or replacement of inadequate fire alarm system*

Priority 2 - Health and Property Related

Required work or remediation for the building to meet acceptable minimum standards for construction, maintenance, and operation as to provide a healthy interior and exterior environment for the occupants. Work identified as Priority 2 is differentiated from Priority 1 in that the deficiency noted does not pose an obvious life safety risk.

Examples:

- 1) *Repair of minor roof leaks (major roof leaks pose a potential Life Safety threat and would be considered a Priority 1)*
- 2) *Non-functioning heating, ventilating, & air conditioning equipment. (This could be grounds for rating the Building a Critical Failure, but may not necessarily pose a Life Safety threat and warrant a Priority 1 rating)*

Priority 3 - Age-Related Improvements, Preventative Maintenance, & Code-Required improvements.

Improvements related to replacement or upgrade of aging building components, Code-required work, or preventative maintenance to avoid identified work becoming a Priority 2.

Examples:

- 1) *Scheduled annual replacement of worn-out flooring.*
- 2) *Renovation of a toilet room to become wheelchair accessible.*

Priority 4 - Desirable Upgrades

Upgrades to improve operational efficiency, energy use, building performance, building finish, occupant use, and such. Priority 4 improvements may not be necessitated by work identified as Priority 1, 2, or 3, but could be implemented as part of the solution for necessary work.

Examples:

- 1) *Upgrade traditional air handling equipment to an energy recovery system with automated controls to improve efficiency and occupant comfort. This work may identified now and executed at a later date when the existing equipment is rated as Priority 3 or higher (scheduled for replacement).*
- 2) *Upgrade power supply and distribution to meet current program needs related to computer labs and computers in individual classrooms.*

Yonkers Public Schools
 2020 Building Conditions Survey/Five Year Plan
Priority Summary

SED #	Building Name	Priority 1	Priority 2	Priority 3	Priority 4	Total
0002	Eugenio Maria de Hostos School	\$0	\$162,984	\$8,716,783	\$5,073	\$8,884,841
0005	School 5	\$2,819	\$1,186,545	\$6,031,489	\$952,861	\$8,173,714
0008	Patricia A. DiChiaro School	\$0	\$1,429,390	\$4,178,054	\$302,950	\$5,910,394
0009	School 9	\$36,609	\$2,251,664	\$7,539,719	\$774,800	\$10,602,793
0010	School 10 (VIVE)	\$0	\$649,420	\$6,228,422	\$0	\$6,877,842
0013	School 13	\$0	\$1,529,905	\$11,053,930	\$32,687	\$12,616,522
0014	Rosemarie Ann Siragusa School	\$246,794	\$439,946	\$6,999,564	\$349,192	\$8,035,496
0016	School 16	\$1,553,801	\$3,178,407	\$7,807,363	\$316,921	\$12,856,492
0017	School 17	\$38,110	\$2,899,276	\$5,410,669	\$267,354	\$8,615,409
0018	Scholastic Academy for Excellence	\$79,270	\$1,086,357	\$13,435,834	\$1,317,102	\$15,918,563
0021	School 21	\$1,649	\$3,162,360	\$8,694,215	\$451,556	\$12,309,780
0022	School 22	\$508,627	\$2,271,776	\$7,065,699	\$626,620	\$10,472,722
0023	School 23	\$1,893,743	\$1,248,009	\$8,847,488	\$1,219,299	\$13,208,538
0024	Paideia School 24	\$634,157	\$24,924	\$2,284,348	\$100,825	\$3,044,254
0025	Museum School 25	\$0	\$1,506,018	\$3,623,355	\$457,544	\$5,586,917
0026	Casimir Pulaski School	\$0	\$1,040,901	\$9,199,550	\$184,878	\$10,425,329
0027	Montessori School 27	\$2,193,024	\$3,541,126	\$4,056,096	\$814,137	\$10,604,383
0028	Kahlil Gibran School	\$0	\$85,155	\$26,056,632	\$281,375	\$26,423,162
0029	School 29	\$4,179,599	\$33,432	\$10,572,238	\$291,979	\$15,077,249
0030	School 30	\$77,517	\$2,195,504	\$11,518,778	\$368,588	\$14,160,387
0031	Montessori School 31	\$0	\$5,920,674	\$6,355,350	\$2,305,922	\$14,581,947
0032	Family School 32	\$0	\$657,133	\$10,299,866	\$465,368	\$11,422,368
0035	Robert C. Dodson School	\$3,737,750	\$1,161,458	\$16,962,615	\$507,191	\$22,369,015
0041	Cross Hill Academy (Emerson)	\$26,384	\$698,869	\$10,959,896	\$2,145,127	\$13,830,276
0101	PEARLS Hawthorne School	\$29,612	\$637,222	\$6,521,039	\$1,404,490	\$8,592,362
0102	Riverside High School	\$0	\$851,081	\$10,854,951	\$148,393	\$11,854,425
0106	Yonkers Montessori Academy	\$6,524,895	\$4,937,016	\$15,204,693	\$4,782,681	\$31,449,286
0201	Early College High School (Roosevelt)	\$901,457	\$5,600,474	\$17,918,970	\$785,332	\$25,206,234
0202	Lincoln High School	\$3,171	\$3,652,815	\$17,308,873	\$246,204	\$21,211,062
0204	Gorton High School	\$2,688,150	\$4,529,222	\$18,407,765	\$940,608	\$26,565,745
0205	Enrico Fermi School	\$49,464	\$7,016,158	\$14,919,063	\$0	\$21,984,685
0206	Saunders Trade/Tech High School	\$3,492,513	\$304,165	\$8,372,238	\$483,077	\$12,651,992
0208	Yonkers Middle/High School	\$4,756	\$318,986	\$8,530,907	\$555,467	\$9,410,116
0233	Martin Luther King, Jr.	\$2,741,143	\$3,876,875	\$11,745,191	\$1,492,320	\$19,855,530
0302	William Boyce Thompson School	\$0	\$1,635,019	\$6,123,190	\$707,562	\$8,465,770
0307	Palisades Prep Academy	\$1,020,588	\$1,197,270	\$3,554,049	\$1,190,799	\$6,962,705
0308	Paideia School 15	\$87,947	\$283,240	\$727,143	\$781,839	\$1,880,169
0311	Cesar Chavez School	\$127,466	\$541,868	\$4,703,736	\$747,872	\$6,120,941
8340	Cornell Academy	\$530,724	\$1,300,012	\$8,689,720	\$1,592,960	\$12,113,416
8341	Cornell Gym	\$79,270	\$308,176	\$5,675,544	\$69,625	\$6,132,615
8342	PS 16 Annex	\$1,106,604	\$611,285	\$3,401,247	\$360,765	\$5,479,901
	Modular/Other Buildings	\$131,905	\$277,077	\$367,147	\$0	\$776,129
Totals		\$34,729,518	\$76,239,195	\$376,923,421	\$30,829,342	\$518,721,476

Yonkers Public Schools

2020 Building Conditions Survey/Five Year Plan

District Wide Conditions Summary Table

KEY:

	Satisfactory
	Poor
	Unsatisfactory

Building Name SED Number	Total Costs All Buildings
Category	
Site Utilities (H)	\$ 5,758,597
Site Drainage	\$ 645,136
Other Site Features	\$ 16,196,518
Structure & Fire Walls (S)	\$ 5,790,768
Interior Environment (H)	\$ 51,798,178
Int. Doors & Hardware	\$ 15,808,844
Interior Stairs (S)	\$ 1,757,690
Elevators, Lifts (H)	\$ 285,000
Interior Electrical (H)	\$ 9,742,574
Int. Lighting Fixtures	\$ 13,398,643
Comm. Systems (H)	\$ 5,191,545
Swimming Pool	\$ -
Interior Floors	\$ 15,005,737
Building Envelope (S)	\$ 3,812,259
Exterior Doors	\$ 388,752
Ext. Stairs & Ramps (S)	\$ 2,250,241
Fire Escapes (S)	\$ -
Windows	\$ 30,298,821
Roofs and Skylights	\$ 26,222,798
Plumbing Systems (H)	\$ 3,265,549
Plumbing Fixtures	\$ 8,035,732
Heating Plant (H)	\$ 29,088,060
Air Conditioning	\$ 3,064,587
HVAC Distribution (H)	\$ 55,711,185
HVAC Controls (H)	\$ 7,220,000
Fire Safety Systems (H)	\$ 6,135,097
Emerg. Lighting & Power (H)	\$ 2,632,450
ADA Accessibility (H)	\$ 16,755,900

Overall Building Rating

	Total Costs
Direct Construction Costs	\$ 336,260,663
Escalation (4% annual)	\$ 46,503,119
General Conditions (10%)	\$ 38,276,378
Contingency (10%)	\$ 42,104,016
Other Project Costs (12%)	\$ 55,577,301
Total	\$ 518,721,476

Gross Square Footage	3,753,193
Cost per SF	\$ 138

Yonkers Public Schools
2020 Building Conditions Survey/Five Year Plan
Five Year Capital Plan

SED #	Building Name	2021	2022	2023	2024	2025	Total
0002	Eugenio Maria de Hostos School	\$1,761,760	\$5,218,192	\$141,054	\$1,258,722	\$505,112	\$8,884,841
0005	School 5	\$2,116,931	\$142,993	\$190,552	\$1,196,971	\$4,526,267	\$8,173,714
0008	Patricia A. DiChiaro School	\$0	\$40,749	\$1,211,910	\$425,970	\$4,231,765	\$5,910,394
0009	School 9	\$0	\$498,938	\$2,496,290	\$2,224,305	\$5,383,259	\$10,602,793
0010	Vive School / Pathways to Success	\$0	\$4,609,892	\$496,960	\$28,537	\$1,742,454	\$6,877,842
0013	School 13	\$0	\$295,356	\$8,556,317	\$1,006,724	\$2,758,126	\$12,616,522
0014	Rosemarie Ann Siragusa School	\$124,592	\$856,604	\$890,146	\$2,357,478	\$3,806,676	\$8,035,496
0016	School 16	\$775,174	\$337,702	\$3,729,666	\$4,240,924	\$3,773,025	\$12,856,492
0017	School 17	\$0	\$4,075,027	\$2,393,127	\$49,147	\$2,098,108	\$8,615,409
0018	Scholastic Academy for Excellence	\$0	\$2,693,379	\$490,991	\$7,416,465	\$5,317,727	\$15,918,563
0021	School 21	\$0	\$5,110,457	\$2,170,768	\$438,443	\$4,590,112	\$12,309,780
0022	School 22	\$0	\$509,800	\$5,091,815	\$4,616,662	\$254,444	\$10,472,722
0023	School 23	\$1,407,470	\$8,006,114	\$105,688	\$3,368,095	\$321,171	\$13,208,538
0024	Paideia School 24	\$0	\$88,885	\$399,077	\$1,713,809	\$842,483	\$3,044,254
0025	Museum School 25	\$0	\$48,230	\$185,255	\$5,205,040	\$148,393	\$5,586,917
0026	Casimir Pulaski School	\$270,571	\$82,084	\$5,907,111	\$1,343,669	\$2,821,894	\$10,425,329
0027	Montessori School 27	\$887,899	\$291,471	\$5,018,773	\$1,926,252	\$2,479,989	\$10,604,383
0028	Kahlil Gibran School	\$0	\$19,108,854	\$625,284	\$949,523	\$5,739,501	\$26,423,162
0029	School 29	\$4,179,599	\$2,216,779	\$4,689,103	\$2,373,427	\$1,618,341	\$15,077,249
0030	School 30	\$77,517	\$904,877	\$1,803,384	\$7,374,452	\$4,000,157	\$14,160,387
0031	Montessori School 31	\$0	\$1,463,769	\$5,350,699	\$3,884,211	\$3,883,268	\$14,581,947
0032	Family School 32	\$0	\$4,853,212	\$1,616,925	\$3,209,492	\$1,742,739	\$11,422,368
0035	Robert C. Dodson School	\$0	\$3,737,750	\$10,612,982	\$6,510,889	\$1,507,394	\$22,369,015
0041	Cross Hill Academy (Emerson)	\$634,234	\$4,633,652	\$2,045,670	\$642,084	\$5,874,637	\$13,830,276
0101	PEARLS Hawthorne School	\$0	\$1,792,288	\$2,448,327	\$2,003,540	\$2,348,208	\$8,592,362
0102	Riverside High School	\$3,750,269	\$2,589,630	\$1,595,911	\$1,123,885	\$2,794,730	\$11,854,425
0106	Yonkers Montessori Academy	\$0	\$7,653,254	\$4,413,183	\$15,198,998	\$4,183,850	\$31,449,286
0201	Early College High School (Roosevelt)	\$0	\$8,245,418	\$2,769,863	\$12,930,430	\$1,260,524	\$25,206,234
0202	Lincoln High School	\$2,697,748	\$1,216,601	\$2,388,567	\$1,306,436	\$13,601,710	\$21,211,062
0204	Gorton High School	\$1,064,103	\$5,220,787	\$17,183,023	\$1,280,997	\$1,816,835	\$26,565,745
0205	Enrico Fermi School	\$1,880,150	\$4,690,510	\$6,064,778	\$3,001,417	\$6,347,830	\$21,984,685
0206	Saunders Trade/Tech High School	\$3,492,513	\$1,334,290	\$2,322,158	\$298,054	\$5,204,978	\$12,651,992
0208	Yonkers Middle/High School	\$1,472,831	\$1,465,784	\$5,542,701	\$381,683	\$547,116	\$9,410,116
0233	Martin Luther King, Jr.	\$1,868,875	\$5,662,325	\$728,165	\$5,485,386	\$6,110,779	\$19,855,530
0302	William Boyce Thompson School	\$0	\$2,883,755	\$2,804,163	\$2,334,694	\$443,158	\$8,465,770
0307	Palisades Prep Academy	\$1,020,588	\$2,667,727	\$2,732,363	\$190,831	\$351,196	\$6,962,705
0308	Paideia School 15	\$0	\$611,232	\$1,116,871	\$152,066	\$0	\$1,880,169
0311	Cedar Place School	\$0	\$1,758,941	\$1,290,530	\$136,344	\$2,935,126	\$6,120,941
8340	Cornell Academy	\$1,677,196	\$1,540,356	\$3,210,419	\$5,249,630	\$435,815	\$12,113,416
8341	Cornell Gym	\$0	\$605,222	\$4,489,404	\$914,327	\$123,661	\$6,132,615
8342	PS 16 Annex	\$0	\$2,058,694	\$852,468	\$1,928,392	\$640,346	\$5,479,901
	Modular/Other Buildings	\$101,481	\$22,280	\$200,680	\$36,762	\$414,926	\$776,129

	2021	2022	2023	2024	2025	Total
Districtwide Totals	\$31,261,501	\$121,843,862	\$128,373,121	\$117,715,167	\$119,527,826	\$518,721,476

Building and Site Data for each School (by SED Number):

Conditions Summary Chart
Projects Summary Table

Yonkers Public Schools

2020 Building Conditions Survey/Five Year Plan

2020 Conditions Summary

Building Name	Hostos
SED Number	0002
Category	Rating/Cost
Site Utilities (H)	● \$ 175,000
Site Drainage	● \$ 1,000
Other Site Features	● \$ 560,550
Structure & Fire Walls (S)	● \$ 6,000
Interior Environment (H)	● \$ 78,430
Int. Doors & Hardware	● \$ 162,520
Interior Stairs (S)	● \$ 30,000
Elevators, Lifts (H)	● \$ -
Interior Electrical (H)	● \$ 45,000
Int. Lighting Fixtures	● \$ 1,040,000
Comm. Systems (H)	● \$ 220,000
Swimming Pool	- \$ -
Interior Floors	● \$ 29,400
Building Envelope (S)	● \$ 42,830
Exterior Doors	● \$ 2,700
Ext. Stairs & Ramps (S)	● \$ 9,400
Fire Escapes (S)	● \$ -
Windows	● \$ -
Roofs and Skylights	● \$ 47,000
Plumbing Systems (H)	● \$ 75,000
Plumbing Fixtures	● \$ 30,000
Heating Plant (H)	● \$ 1,150,000
Air Conditioning	● \$ -
HVAC Distribution (H)	● \$ 1,750,000
HVAC Controls (H)	● \$ 250,000
Fire Safety Systems (H)	● \$ 250,000
Emerg. Lighting & Power (H)	● \$ -
ADA Accessibility (H)	● \$ 48,000

KEY:

●	Satisfactory
●	Poor
●	Unsatisfactory

Overall Building Rating ● Unsatisfactory

	Hostos
Direct Construction Costs	\$ 6,002,830
Escalation (4% annual)	\$ 553,280
General Conditions (10%)	\$ 655,611
Contingency (10%)	\$ 721,172
Other Project Costs (12%)	\$ 951,947
Total	\$ 8,884,841

Gross Square Footage 72,000
 Cost per SF \$ 123






























Yonkers Public Schools
 2020 Building Conditions Survey/Five Year Plan
Projects Summary

Eugenio Maria deHostos School				
Bldg.	Project	Description	Year	Project Costs
0002	1	High Priority Repairs/Maintenance (Clrm. Multi-zone units, VAV units, exhaust fans)	2021	\$1,761,760
0002	2	Building Envelope (Minor repointing + efflorescence, rm 0006 RW repair, roof repair)	2023	\$141,054
0002	3	MEP Infrastructure Improvements (Panelboards, HW Plant, light +plumb fixtures)	2022	\$5,218,192
0002	4	Sitework (New asphalt parking lot, redesign main entrance for ADA, conc. ramp)	2024	\$1,258,722
0002	5	Interior Renovations (Door + HDWR, ACT, VCT replacement)	2025	\$505,112
0002	Eugenio Maria deHostos School			\$8,884,841




Yonkers Public Schools

2020 Building Conditions Survey/Five Year Plan

2020 Conditions Summary

Building Name	School 5
SED Number	0005
Category	Rating/Cost
Site Utilities (H)	 \$ 35,000
Site Drainage	 \$ 4,500
Other Site Features	 \$ 47,294
Structure & Fire Walls (S)	 \$ -
Interior Environment (H)	 \$ 543,540
Int. Doors & Hardware	 \$ 419,000
Interior Stairs (S)	 \$ -
Elevators, Lifts (H)	 \$ -
Interior Electrical (H)	 \$ 550,000
Int. Lighting Fixtures	 \$ 211,000
Comm. Systems (H)	 \$ 90,000
Swimming Pool	- \$ -
Interior Floors	 \$ 449,435
Building Envelope (S)	 \$ 4,000
Exterior Doors	 \$ -
Ext. Stairs & Ramps (S)	 \$ 6,760
Fire Escapes (S)	 \$ -
Windows	 \$ -
Roofs and Skylights	 \$ 2,000
Plumbing Systems (H)	 \$ 97,500
Plumbing Fixtures	 \$ 485,000
Heating Plant (H)	 \$ 7,500
Air Conditioning	 \$ -
HVAC Distribution (H)	 \$ 1,625,000
HVAC Controls (H)	 \$ -
Fire Safety Systems (H)	 \$ 75,000
Emerg. Lighting & Power (H)	 \$ -
ADA Accessibility (H)	 \$ 572,200

KEY:

	Satisfactory
	Poor
	Unsatisfactory

Overall Building Rating  Unsatisfactory

	School 5
Direct Construction Costs	\$ 5,224,729
Escalation (4% annual)	\$ 806,642
General Conditions (10%)	\$ 603,137
Contingency (10%)	\$ 663,451
Other Project Costs (12%)	\$ 875,755
Total	\$ 8,173,714

Gross Square Footage	68,000
Cost per SF	\$ 120



Yonkers Public Schools
 2020 Building Conditions Survey/Five Year Plan
Projects Summary

School 5				
Bldg.	Project	Description	Year	Project Costs
0005	1	High Priority Work Roof Repair and Classroom Ventilation	2021	\$2,116,931
0005	2	Sitework New fuel transfer pump; Select asphalt resurfacing; Select conc. Sidewalk repairs	2022	\$142,993
0005	3	Communications Upgrades Provide additional classroom strobes and new local Auditorium sound systems	2023	\$190,552
0005	4	MEP Infrastructure Improvements Provide backflow preventers; Ventilation for Boiler Room; Plumbing upgrades; Provide powered exhaust; Provide new grease trap	2024	\$1,196,971
0005	5	Interior Renovations Select floor abatement and replacement; Select door replacement (classroom, smoke, cross corridor, secondary); Select ceiling replacements/additions; Renovate Toilet Rooms to ADA; Renovate Science rooms	2025	\$4,526,267
0005	School 5			\$8,173,714

Yonkers Public Schools

2020 Building Conditions Survey/Five Year Plan

2020 Conditions Summary

Building Name	DiChiaro
SED Number	0008
Category	Rating/Cost
Site Utilities (H)	● \$ -
Site Drainage	● \$ 500
Other Site Features	● \$ 268,184
Structure & Fire Walls (S)	● \$ -
Interior Environment (H)	● \$ 918,070
Int. Doors & Hardware	● \$ 375,500
Interior Stairs (S)	● \$ 50,400
Elevators, Lifts (H)	● \$ -
Interior Electrical (H)	● \$ 115,000
Int. Lighting Fixtures	● \$ 136,000
Comm. Systems (H)	● \$ 144,000
Swimming Pool	- \$ -
Interior Floors	● \$ 383,710
Building Envelope (S)	● \$ -
Exterior Doors	● \$ -
Ext. Stairs & Ramps (S)	● \$ 22,800
Fire Escapes (S)	● \$ -
Windows	● \$ 489,080
Roofs and Skylights	● \$ 5,000
Plumbing Systems (H)	● \$ -
Plumbing Fixtures	● \$ 327,500
Heating Plant (H)	● \$ -
Air Conditioning	● \$ -
HVAC Distribution (H)	● \$ 15,000
HVAC Controls (H)	● \$ -
Fire Safety Systems (H)	● \$ 57,500
Emerg. Lighting & Power (H)	● \$ -
ADA Accessibility (H)	● \$ 349,800

KEY:

●	Satisfactory
●	Poor
●	Unsatisfactory

Overall Building Rating ● Unsatisfactory

	DiChiaro
Direct Construction Costs	\$ 3,658,044
Escalation (4% annual)	\$ 703,226
General Conditions (10%)	\$ 436,127
Contingency (10%)	\$ 479,740
Other Project Costs (12%)	\$ 633,256
Total	\$ 5,910,394

Gross Square Footage 52,270
 Cost per SF \$ 113






























Yonkers Public Schools
 2020 Building Conditions Survey/Five Year Plan
Projects Summary

Patricia A. DiChiaro School				
Bldg.	Project	Description	Year	Project Costs
0008	1	Exterior Envelope Replace exterior stairs; Select conc. Sidewalk repairs; Repair/repoint ashlar wall at SW corner steps	2022	\$40,749
0008	2	MEP Infrastructure Improvements Plumbing upgrades; Provide additional classroom convenience receptacles; Provide new PA system; Replace Auditorium Stage lighting; Provide new Gym with new local sound system; Provide additional fire alarm devices for proper coverage	2023	\$1,211,910
0008	3	Sitework Replace rubberized play surface; Replace all asphalt paving; Rehab upper play area; Replace chain link fence at S +SW perimeter; Rebuild lawns around play area	2024	\$425,970
0008	4	Interior Renovations Renovate Toilet Rooms for ADA; Provide elevator to all levels; Replace all windows; Renovate to provide Science rooms per program; Replacement/Abate of select flooring; Replacement of select ceilings; Replacement of select doors (classroom, cross corridor, smoke, secondary); Replace classroom casework	2025	\$4,231,765
0008	Patricia A. DiChiaro School			\$5,910,394




Yonkers Public Schools

2020 Building Conditions Survey/Five Year Plan

2020 Conditions Summary

Building Name SED Number	School 9 0009	
Category	Rating/Cost	
Site Utilities (H)		\$ 200,000
Site Drainage		\$ 10,750
Other Site Features		\$ 129,640
Structure & Fire Walls (S)		\$ -
Interior Environment (H)		\$ 926,775
Int. Doors & Hardware		\$ 407,000
Interior Stairs (S)		\$ 70,000
Elevators, Lifts (H)		\$ -
Interior Electrical (H)		\$ 19,000
Int. Lighting Fixtures		\$ 167,000
Comm. Systems (H)		\$ 24,200
Swimming Pool	-	\$ -
Interior Floors		\$ 469,965
Building Envelope (S)		\$ -
Exterior Doors		\$ -
Ext. Stairs & Ramps (S)		\$ 305,939
Fire Escapes (S)		\$ -
Windows		\$ 1,319,600
Roofs and Skylights		\$ 12,000
Plumbing Systems (H)		\$ 97,500
Plumbing Fixtures		\$ 78,000
Heating Plant (H)		\$ -
Air Conditioning		\$ 15,000
HVAC Distribution (H)		\$ 1,162,500
HVAC Controls (H)		\$ -
Fire Safety Systems (H)		\$ 50,000
Emerg. Lighting & Power (H)		\$ 121,000
ADA Accessibility (H)		\$ 1,060,000

KEY:

	Satisfactory
	Poor
	Unsatisfactory

Overall Building Rating  Unsatisfactory

	School 9
Direct Construction Costs	\$ 6,645,869
Escalation (4% annual)	\$ 1,177,916
General Conditions (10%)	\$ 782,378
Contingency (10%)	\$ 860,616
Other Project Costs (12%)	\$ 1,136,014
Total	\$ 10,602,793

Gross Square Footage	50,100
Cost per SF	\$ 212



Yonkers Public Schools
 2020 Building Conditions Survey/Five Year Plan
Projects Summary

School 9				
Bldg.	Project	Description	Year	Project Costs
0009	1	Sitework Replace existing fuel oil tank with new incl. monitoring system; Replace CL fence on N property line; Repave parking areas and courtyard	2022	\$498,938
0009	2	Exterior Envelope Replace all windows; Repair/Repoint stone masonry ret wall; Replace conc. Steps	2023	\$2,496,290
0009	3	MEP Infrastructure Improvements Provide new classroom and Library ventilation systems; Replace existing plumbing fixtures; Provide grease trap; Provide backflow preventer	2024	\$2,224,305
0009	4	Interior Renovations Renovate Toilet Rooms for ADA; Provide elevator to all levels; Replace all windows; Renovate to provide Science rooms per program; Replacement/Abate of select flooring; Replacement of select ceilings; Replacement of select doors (classroom, cross corridor, smoke, secondary); Replace classroom casework	2025	\$4,837,174
0009	5	MEP Infrastructure Improvements Provide backup generator; Replace lighting in all classrooms and corridors; Provide new clock system; Provide classroom occupancy sensors	2025	\$546,085
0009	School 9			\$10,602,793

Yonkers Public Schools

2020 Building Conditions Survey/Five Year Plan

2020 Conditions Summary

Building Name	School 10 (VIVE)
SED Number	0010
Category	Rating/Cost
Site Utilities (H)	\$ -
Site Drainage	\$ -
Other Site Features	\$ 2,000
Structure & Fire Walls (S)	\$ -
Interior Environment (H)	\$ 630,980
Int. Doors & Hardware	\$ 325,000
Interior Stairs (S)	\$ -
Elevators, Lifts (H)	\$ -
Interior Electrical (H)	\$ 25,000
Int. Lighting Fixtures	\$ 49,000
Comm. Systems (H)	\$ 42,000
Swimming Pool	- \$ -
Interior Floors	\$ 100,816
Building Envelope (S)	\$ 3,000
Exterior Doors	\$ -
Ext. Stairs & Ramps (S)	\$ -
Fire Escapes (S)	\$ -
Windows	\$ 7,000
Roofs and Skylights	\$ 6,000
Plumbing Systems (H)	\$ 136,000
Plumbing Fixtures	\$ 199,000
Heating Plant (H)	\$ 1,200,000
Air Conditioning	\$ 70,000
HVAC Distribution (H)	\$ 1,140,000
HVAC Controls (H)	\$ 350,000
Fire Safety Systems (H)	\$ 115,000
Emerg. Lighting & Power (H)	\$ 145,000
ADA Accessibility (H)	\$ -

KEY:

	Satisfactory
	Poor
	Unsatisfactory

Overall Building Rating Unsatisfactory

	School 10 (VIVE)
Direct Construction Costs	\$ 4,545,796
Escalation (4% annual)	\$ 529,353
General Conditions (10%)	\$ 507,515
Contingency (10%)	\$ 558,266
Other Project Costs (12%)	\$ 736,912
Total	\$ 6,877,842

Gross Square Footage 51,820
 Cost per SF \$ 133






























Yonkers Public Schools
2020 Building Conditions Survey/Five Year Plan
Projects Summary

Vive School / Pathways to Success				
Bldg.	Project	Description	Year	Project Costs
0010	1	MEP Infrastructure Improvements Replace HW boiler plant; Replace two multi-zone air handlers; Replace pneumatic controls with DDC; Replace plumbing fixtures	2022	\$4,609,892
0010	2	Lighting + Communications Upgrades Replace egress lighting; Provide new exterior generator; Provide new Master Clock and secondary wireless clocks; Install additional classroom occupancy sensors; Provide building floor layout wall plaque	2023	\$496,960
0010	3	Exterior Envelope Reseal exterior building joints; Repair select fencing; Repairs to select lintels; Replace roof hatch and HVAC louvered door at roof	2024	\$28,537
0010	4	Interior Renovations Replace select ceilings; Replace classroom and corridor casework; Replace select corridor and smoke doors	2025	\$1,742,454
0010	Vive School / Pathways to Success			\$6,877,842




Yonkers Public Schools

2020 Building Conditions Survey/Five Year Plan

2020 Conditions Summary

Building Name	School 13
SED Number	0013
Category	Rating/Cost
Site Utilities (H)	 \$ 200,000
Site Drainage	 \$ -
Other Site Features	 \$ 1,500
Structure & Fire Walls (S)	 \$ -
Interior Environment (H)	 \$ 773,340
Int. Doors & Hardware	 \$ 441,700
Interior Stairs (S)	 \$ 44,160
Elevators, Lifts (H)	 \$ -
Interior Electrical (H)	 \$ 157,000
Int. Lighting Fixtures	 \$ 625,000
Comm. Systems (H)	 \$ 145,500
Swimming Pool	- \$ -
Interior Floors	 \$ -
Building Envelope (S)	 \$ 3,850
Exterior Doors	 \$ -
Ext. Stairs & Ramps (S)	 \$ -
Fire Escapes (S)	 \$ -
Windows	 \$ -
Roofs and Skylights	 \$ 641,000
Plumbing Systems (H)	 \$ 137,500
Plumbing Fixtures	 \$ 249,000
Heating Plant (H)	 \$ 1,150,000
Air Conditioning	 \$ 20,000
HVAC Distribution (H)	 \$ 2,807,000
HVAC Controls (H)	 \$ 300,000
Fire Safety Systems (H)	 \$ -
Emerg. Lighting & Power (H)	 \$ 12,000
ADA Accessibility (H)	 \$ 413,600

KEY:

	Satisfactory
	Poor
	Unsatisfactory

Overall Building Rating  Unsatisfactory

	School 13
Direct Construction Costs	\$ 8,122,150
Escalation (4% annual)	\$ 1,187,562
General Conditions (10%)	\$ 930,971
Contingency (10%)	\$ 1,024,068
Other Project Costs (12%)	\$ 1,351,770
Total	\$ 12,616,522

Gross Square Footage	45,435
Cost per SF	\$ 278






























Yonkers Public Schools
2020 Building Conditions Survey/Five Year Plan
Projects Summary

School 13				
Bldg.	Project	Description	Year	Project Costs
0013	1	Fuel Oil Tank Replacement Provide new fuel oil tank and monitoring system	2022	\$295,356
0013	2	Exterior Envelope Isolated repairs should be performed to the EPDM roofs ; Minor repointing and resealing of joints	2023	\$15,015
0013	3	MEP Infrastructure Improvements Provide energy recovery units and split system air conditioning to Classrooms, Library and Offices; Replace existing hot water boilers and appurtenances; Replace light fixtures installed in 1992; Provide PA system; Provide new classroom receptacles for convenience; Replace existing Cafetorium and Gym air handling units; Replace existing pneumatic controls with direct digital controls	2023	\$8,541,301
0013	4	Roofing Select roof replacement - Roof Areas B, E and G have reached the end of their functional life and should be replaced as soon as possible.	2024	\$1,006,724
0013	5	Interior Renovations Replace classroom casework; Provide elevator to all levels; Renovate to provide Science rooms per program; Provide guard rails in stairs where lacking; Replace select doors (classroom, secondary, smoke and cross corridor)	2025	\$2,758,126
0013	School 13			\$12,616,522




Yonkers Public Schools

2020 Building Conditions Survey/Five Year Plan

2020 Conditions Summary

Building Name	Siragusa	
SED Number	0014	
Category	Rating/Cost	
Site Utilities (H)		\$ 395,000
Site Drainage		\$ 5,600
Other Site Features		\$ 164,356
Structure & Fire Walls (S)		\$ -
Interior Environment (H)		\$ 1,195,448
Int. Doors & Hardware		\$ 264,000
Interior Stairs (S)		\$ -
Elevators, Lifts (H)		\$ -
Interior Electrical (H)		\$ 50,000
Int. Lighting Fixtures		\$ 25,000
Comm. Systems (H)		\$ -
Swimming Pool	-	\$ -
Interior Floors		\$ 285,296
Building Envelope (S)		\$ 552,400
Exterior Doors		\$ 32,000
Ext. Stairs & Ramps (S)		\$ 18,970
Fire Escapes (S)		\$ -
Windows		\$ -
Roofs and Skylights		\$ 90,400
Plumbing Systems (H)		\$ -
Plumbing Fixtures		\$ -
Heating Plant (H)		\$ 695,000
Air Conditioning		\$ -
HVAC Distribution (H)		\$ 242,000
HVAC Controls (H)		\$ 110,000
Fire Safety Systems (H)		\$ 205,000
Emerg. Lighting & Power (H)		\$ 75,000
ADA Accessibility (H)		\$ 647,000

KEY:

	Satisfactory
	Poor
	Unsatisfactory

Overall Building Rating  Unsatisfactory

	Siragusa
Direct Construction Costs	\$ 5,052,470
Escalation (4% annual)	\$ 876,910
General Conditions (10%)	\$ 592,938
Contingency (10%)	\$ 652,232
Other Project Costs (12%)	\$ 860,946
Total	\$ 8,035,496

Gross Square Footage	76,345
Cost per SF	\$ 105



Yonkers Public Schools
 2020 Building Conditions Survey/Five Year Plan
Projects Summary

Rosemarie Ann Siragusa School				
Bldg.	Project	2021 project - Roof R, S and T replacement is in design	Year	Project Costs
0014	1	Roof Replacement 2021 project - Roof R, S and T replacement is in design	2021	\$124,592
0014	2	Exterior Envelope Replace loose bricks at entrance; Repoint select face brick; Remove and replace masonry coating; Exterior door replacement	2022	\$856,604
0014	3	Sitework Replace fuel oil tank; Resurface parking lot; Resurface asphalt and repaint games; Replace railings and fencing; Repoint stone cheek walls; Replace W side con steps;	2023	\$890,146
0014	4	MEP Infrastructure Improvements Replace three steam boilers; Replace fire alarm system; Provide emergency lighting; Replace pneumatics with DDC	2024	\$2,357,478
0014	5	Interior Renovations Select ceiling replacement; Replace / Abate select flooring; Replace select doors (classroom, secondary, smoke and cross corridor); Renovate toilet rooms; Renovate to provide Science rooms per program	2025	\$3,806,676
0014	Rosemarie Ann Siragusa School			\$8,035,496

Yonkers Public Schools

2020 Building Conditions Survey/Five Year Plan

2020 Conditions Summary

Building Name	School 16
SED Number	0016
Category	Rating/Cost
Site Utilities (H)	● \$ 225,000
Site Drainage	● \$ 225,000
Other Site Features	● \$ 237,620
Structure & Fire Walls (S)	● \$ -
Interior Environment (H)	● \$ 1,052,730
Int. Doors & Hardware	● \$ 438,300
Interior Stairs (S)	● \$ 10,000
Elevators, Lifts (H)	● \$ -
Interior Electrical (H)	● \$ 167,000
Int. Lighting Fixtures	● \$ 186,600
Comm. Systems (H)	● \$ 125,000
Swimming Pool	- \$ -
Interior Floors	● \$ 94,105
Building Envelope (S)	● \$ 162,060
Exterior Doors	● \$ -
Ext. Stairs & Ramps (S)	● \$ 68,330
Fire Escapes (S)	● \$ -
Windows	● \$ -
Roofs and Skylights	● \$ 1,000
Plumbing Systems (H)	● \$ 117,500
Plumbing Fixtures	● \$ 217,500
Heating Plant (H)	● \$ 1,250,000
Air Conditioning	● \$ 20,000
HVAC Distribution (H)	● \$ 1,075,000
HVAC Controls (H)	● \$ 1,200,000
Fire Safety Systems (H)	● \$ 330,000
Emerg. Lighting & Power (H)	● \$ 236,000
ADA Accessibility (H)	● \$ 751,600

KEY:

●	Satisfactory
●	Poor
●	Unsatisfactory

Overall Building Rating ● Unsatisfactory

	School 16
Direct Construction Costs	\$ 8,190,345
Escalation (4% annual)	\$ 1,296,441
General Conditions (10%)	\$ 948,679
Contingency (10%)	\$ 1,043,546
Other Project Costs (12%)	\$ 1,377,481
Total	\$ 12,856,492

Gross Square Footage 42,200
 Cost per SF \$ 305






























Yonkers Public Schools
 2020 Building Conditions Survey/Five Year Plan
Projects Summary

School 16				
Bldg.	Project	Description	Year	Project Costs
0016	1	MEP Priority Provide new Fire Alarm system; Provide new PA headend and speakers throughout; Select plumbing fixture upgrades	2021	\$775,174
0016	2	Exterior Envelope Remove and strip all brick paint, all elevations; Replace conc stepped ramp and stairs to street; Replace concrete stair; Repair / replace picket fence and gate	2022	\$337,702
0016	3	Boiler Plant + Fuel Oil Tank Replace entire boiler plant; Replace fuel oil tank; Regrade pavement area	2023	\$3,639,116
0016	4	Gym floor Provide new Wood Gym floor. Remove VCT floor + substrate and install wood gymnasium floor	2023	\$90,550
0016	5	MEP Infrastructure Improvements Provide ventilation to classrooms, corridors and office spaces; Replace outdated controls; Replace Gym, Auditorium and Cafeteria unit ventilators with air handlers; Provide backflow preventer; Replace emergency generator; Replace exhaust fans; Provide tamper and flow switches on dire service valves	2024	\$4,240,924
0016	6	Interior Renovations Replace select ceilings; Replace / abate select flooring; Replace classroom and smoke doors; Renovate Toilet rooms to ADA; Refresh Auditorium; Provide elevator to all levels	2025	\$3,773,025
0016	School 16			\$12,856,492




Yonkers Public Schools

2020 Building Conditions Survey/Five Year Plan

2020 Conditions Summary

Building Name	School 17
SED Number	0017
Category	Rating/Cost
Site Utilities (H)	 \$ -
Site Drainage	 \$ -
Other Site Features	 \$ -
Structure & Fire Walls (S)	 \$ -
Interior Environment (H)	 \$ 668,535
Int. Doors & Hardware	 \$ 369,000
Interior Stairs (S)	 \$ -
Elevators, Lifts (H)	 \$ -
Interior Electrical (H)	 \$ 381,950
Int. Lighting Fixtures	 \$ 586,850
Comm. Systems (H)	 \$ 42,350
Swimming Pool	- \$ -
Interior Floors	 \$ 64,490
Building Envelope (S)	 \$ -
Exterior Doors	 \$ -
Ext. Stairs & Ramps (S)	 \$ 6,000
Fire Escapes (S)	 \$ -
Windows	 \$ -
Roofs and Skylights	 \$ 25,000
Plumbing Systems (H)	 \$ 157,500
Plumbing Fixtures	 \$ 8,500
Heating Plant (H)	 \$ 1,150,000
Air Conditioning	 \$ -
HVAC Distribution (H)	 \$ 925,000
HVAC Controls (H)	 \$ 350,000
Fire Safety Systems (H)	 \$ 100,000
Emerg. Lighting & Power (H)	 \$ 350,450
ADA Accessibility (H)	 \$ 467,840

KEY:

	Satisfactory
	Poor
	Unsatisfactory

Overall Building Rating  Unsatisfactory

	School 17
Direct Construction Costs	\$ 5,653,465
Escalation (4% annual)	\$ 703,832
General Conditions (10%)	\$ 635,730
Contingency (10%)	\$ 699,303
Other Project Costs (12%)	\$ 923,080
Total	\$ 8,615,409
Gross Square Footage	43,770
Cost per SF	\$ 197






























Yonkers Public Schools
2020 Building Conditions Survey/Five Year Plan
Projects Summary

School 17				
Bldg.	Project	Description	Year	Project Costs
0017	1	MEP Infrastructure Improvements Replace central station air handler units (2); Replace HVAC controls with DDC; Replace existing unit ventilators (15); Replace light fixtures; Provide new generator; Provide new PA system; Provide new master clock and secondary clock system; Retrofit all panelboards	2022	\$4,075,027
0017	2	Interior Renovations Replace select classroom, smoke and secondary doors; Replace / abate select flooring; Replace select ceilings; Provide elevator to all levels; Renovate Toilet Rooms to ADA	2023	\$2,393,127
0017	3	Exterior Envelope Replace select concrete exterior stairs; Repair / Repoint select exterior masonry walls	2024	\$49,147
0017	4	MEP Deferred Replace hot water heating boilers (2); Provide backflow preventers; Replace domestic hot water heater	2025	\$2,098,108
0017	School 17			\$8,615,409




Yonkers Public Schools

2020 Building Conditions Survey/Five Year Plan

2020 Conditions Summary

Building Name SED Number	Scholastic 0018
Category	Rating/Cost
Site Utilities (H)	 \$ 85,000
Site Drainage	 \$ 550
Other Site Features	 \$ 6,625
Structure & Fire Walls (S)	 \$ -
Interior Environment (H)	 \$ 1,678,740
Int. Doors & Hardware	 \$ 424,000
Interior Stairs (S)	 \$ 136,050
Elevators, Lifts (H)	 \$ -
Interior Electrical (H)	 \$ 551,000
Int. Lighting Fixtures	 \$ 788,000
Comm. Systems (H)	 \$ 120,000
Swimming Pool	- \$ -
Interior Floors	 \$ 465,405
Building Envelope (S)	 \$ 137,180
Exterior Doors	 \$ -
Ext. Stairs & Ramps (S)	 \$ 1,250
Fire Escapes (S)	 \$ -
Windows	 \$ 87,480
Roofs and Skylights	 \$ 4,000
Plumbing Systems (H)	 \$ 43,500
Plumbing Fixtures	 \$ 113,000
Heating Plant (H)	 \$ 1,800,000
Air Conditioning	 \$ 30,000
HVAC Distribution (H)	 \$ 2,450,000
HVAC Controls (H)	 \$ 350,000
Fire Safety Systems (H)	 \$ -
Emerg. Lighting & Power (H)	 \$ 270,000
ADA Accessibility (H)	 \$ 521,000

KEY:

	Satisfactory
	Poor
	Unsatisfactory

Overall Building Rating  Unsatisfactory

	Scholastic
Direct Construction Costs	\$ 10,062,780
Escalation (4% annual)	\$ 1,683,503
General Conditions (10%)	\$ 1,174,628
Contingency (10%)	\$ 1,292,091
Other Project Costs (12%)	\$ 1,705,560
Total	\$ 15,918,563

Gross Square Footage 92,130
 Cost per SF \$ 173






























Yonkers Public Schools
 2020 Building Conditions Survey/Five Year Plan
Projects Summary

Scholastic Academy for Excellence				
Bldg.	Project	Description	Year	Project Costs
0018	1	MEP Priority Replace existing hot water space heating boilers (4), including pumps and appurtenances; Provide backflow preventers	2022	\$2,693,379
0018	2	Exterior Envelope Main + Gym Building - general masonry repairs: brick repointing, sealing, repairs to heaving and structural cracks;	2023	\$348,573
0018	3	Sitework Provide overfill alarm system for fuel oil tanks; Provide new vault exhaust ventilation; Seal existing vault enclosure for secondary containment	2023	\$142,419
0018	4	MEP Infrastructure Improvements Replace existing HVAC control system with direct digital type; Provide new ventilation systems for all Classroom spaces (43); Provide new fin tube baseboard at building perimeter; Replace light fixtures; Provide additional occupancy sensors	2024	\$7,416,465
0018	5	Interior Renovations Replace select classroom, smoke and secondary doors; Replace select ceiling; Replace / abate select flooring; Provide elevator to all levels; Renovate toilet rooms; Renovate to provide Science rooms per program	2025	\$5,317,727
0018	Scholastic Academy for Excellence			\$15,918,563




Yonkers Public Schools

2020 Building Conditions Survey/Five Year Plan

2020 Conditions Summary

Building Name	School 21
SED Number	0021
Category	Rating/Cost
Site Utilities (H)	 \$ 200,000
Site Drainage	 \$ -
Other Site Features	 \$ 76,552
Structure & Fire Walls (S)	 \$ -
Interior Environment (H)	 \$ 651,700
Int. Doors & Hardware	 \$ 407,000
Interior Stairs (S)	 \$ 47,760
Elevators, Lifts (H)	 \$ -
Interior Electrical (H)	 \$ 383,000
Int. Lighting Fixtures	 \$ 655,000
Comm. Systems (H)	 \$ 180,000
Swimming Pool	- \$ -
Interior Floors	 \$ 369,650
Building Envelope (S)	 \$ -
Exterior Doors	 \$ -
Ext. Stairs & Ramps (S)	 \$ 22,125
Fire Escapes (S)	 \$ -
Windows	 \$ 862,462
Roofs and Skylights	 \$ 11,000
Plumbing Systems (H)	 \$ 50,000
Plumbing Fixtures	 \$ 314,000
Heating Plant (H)	 \$ 275,000
Air Conditioning	 \$ 130,000
HVAC Distribution (H)	 \$ 2,417,500
HVAC Controls (H)	 \$ 300,000
Fire Safety Systems (H)	 \$ 200,000
Emerg. Lighting & Power (H)	 \$ 6,000
ADA Accessibility (H)	 \$ 412,200

KEY:

	Satisfactory
	Poor
	Unsatisfactory

Overall Building Rating  Unsatisfactory

	School 21
Direct Construction Costs	\$ 7,970,949
Escalation (4% annual)	\$ 1,112,419
General Conditions (10%)	\$ 908,337
Contingency (10%)	\$ 999,170
Other Project Costs (12%)	\$ 1,318,905
Total	\$ 12,309,780

Gross Square Footage	48,895
Cost per SF	\$ 252



Yonkers Public Schools
 2020 Building Conditions Survey/Five Year Plan
Projects Summary

School 21				
Bldg.	Project	Description	Year	Project Costs
0021	1	MEP Priority Remove unit ventilators and provide attic or roof mounted energy recovery units and split system air conditioning to all Classrooms; Provide new rooftop air conditioning units for the Gym and Auditorium; Provide ADA toilet facilities and replace existing fixtures; Retrofit existing gravity type hot water system to pumped hot water system with fin tube radiation; Replace existing pneumatic controls with direct digital controls	2022	\$5,110,457
0021	2	MEP Infrastructure Improvements Replace light fixtures; Provide new receptacles for convenience; Provide new headend PA and speakers throughout; Provide roof mounted make-up air unit	2023	\$2,170,768
0021	3	Sitework Provide new fuel oil tank, distribution piping, and monitoring system; Select repairs to stone masonry walls; Replace select conc and asphalt areas on N side;	2024	\$438,443
0021	4	Interior Renovations Replace select ceilings; Replace / abate select flooring; Provide elevator to all levels; Renovate to provide Science rooms per program; Renovate toilet rooms to ADA; Replace select doors (Classroom, smoke and secondary); Replace seating and ceiling in Auditorium	2025	\$3,113,461
0021	5	Exterior Envelope Replace / abate curtain wall; Replace / abate all windows; Replace conc steps; Replace chimney cap and exhaust fan caps	2025	\$1,476,651
0021	School 21			\$12,309,780

Yonkers Public Schools

2020 Building Conditions Survey/Five Year Plan

2020 Conditions Summary

Building Name	School 22
SED Number	0022
Category	Rating/Cost
Site Utilities (H)	\$ -
Site Drainage	\$ 10,000
Other Site Features	\$ 144,320
Structure & Fire Walls (S)	\$ -
Interior Environment (H)	\$ 438,865
Int. Doors & Hardware	\$ 228,000
Interior Stairs (S)	\$ 5,760
Elevators, Lifts (H)	\$ -
Interior Electrical (H)	\$ 299,000
Int. Lighting Fixtures	\$ 203,000
Comm. Systems (H)	\$ 108,000
Swimming Pool	- \$ -
Interior Floors	\$ 166,650
Building Envelope (S)	\$ 800
Exterior Doors	\$ -
Ext. Stairs & Ramps (S)	\$ 96,400
Fire Escapes (S)	\$ -
Windows	\$ 81,000
Roofs and Skylights	\$ 347,000
Plumbing Systems (H)	\$ 47,500
Plumbing Fixtures	\$ 405,000
Heating Plant (H)	\$ 1,500,000
Air Conditioning	\$ 25,000
HVAC Distribution (H)	\$ 1,700,000
HVAC Controls (H)	\$ 300,000
Fire Safety Systems (H)	\$ 256,000
Emerg. Lighting & Power (H)	\$ -
ADA Accessibility (H)	\$ 392,000

KEY:

	Satisfactory
	Poor
	Unsatisfactory

Overall Building Rating Unsatisfactory

	School 22
Direct Construction Costs	\$ 6,754,295
Escalation (4% annual)	\$ 973,510
General Conditions (10%)	\$ 772,781
Contingency (10%)	\$ 850,059
Other Project Costs (12%)	\$ 1,122,077
Total	\$ 10,472,722

Gross Square Footage	44,820
Cost per SF	\$ 234



Yonkers Public Schools
 2020 Building Conditions Survey/Five Year Plan
Projects Summary

School 22				
Bldg.	Project	Description	Year	Project Costs
0022	1	Exterior Envelope Select roof replacement; Repairs to stone capitals above Main Entrance; Select repointing	2022	\$509,800
0022	2	Interior Renovations Select ceiling replacement; Select flooring replacement/ abatement; Select door replacement (classroom, smoke and secondary); Renovate to provide Science rooms per program; Renovate toilet rooms for ADA; Provide elevator to all levels	2023	\$2,276,982
0022	3	MEP Infrastructure Improvements Provide new Fire Alarm System; Provide new PA system; Provide new classroom convenience receptacles; Provide Backflow preventer; Provide ventilation in all occupied spaces using ducted energy recovery ventilators on Roof	2023	\$2,814,834
0022	4	MEP Deferred Replace entire boiler plant; Replace outdated controls with DDC; Provide ventilation in Cafeteria with unit in Basement; Replace Gym air handler	2024	\$4,616,662
0022	5	Sitework Resurface asphalt parking lot; Replace con steps; Replace chain link N perimeter fence	2025	\$254,444
0022	School 22			\$10,472,722

Yonkers Public Schools

2020 Building Conditions Survey/Five Year Plan

2020 Conditions Summary

Building Name	School 23
SED Number	0023
Category	Rating/Cost
Site Utilities (H)	\$ 175,000
Site Drainage	\$ 6,750
Other Site Features	\$ 13,040
Structure & Fire Walls (S)	\$ 45,400
Interior Environment (H)	\$ 1,288,195
Int. Doors & Hardware	\$ 370,000
Interior Stairs (S)	\$ -
Elevators, Lifts (H)	\$ -
Interior Electrical (H)	\$ 663,000
Int. Lighting Fixtures	\$ 676,000
Comm. Systems (H)	\$ -
Swimming Pool	- \$ -
Interior Floors	\$ 161,360
Building Envelope (S)	\$ 9,500
Exterior Doors	\$ -
Ext. Stairs & Ramps (S)	\$ 62,130
Fire Escapes (S)	\$ -
Windows	\$ 7,200
Roofs and Skylights	\$ 998,625
Plumbing Systems (H)	\$ 66,000
Plumbing Fixtures	\$ 42,000
Heating Plant (H)	\$ 1,220,000
Air Conditioning	\$ -
HVAC Distribution (H)	\$ 1,900,000
HVAC Controls (H)	\$ 350,000
Fire Safety Systems (H)	\$ 255,000
Emerg. Lighting & Power (H)	\$ 290,000
ADA Accessibility (H)	\$ 250,000

KEY:

	Satisfactory
	Poor
	Unsatisfactory

Overall Building Rating Unsatisfactory

	School 23
Direct Construction Costs	\$ 8,849,200
Escalation (4% annual)	\$ 897,360
General Conditions (10%)	\$ 974,656
Contingency (10%)	\$ 1,072,122
Other Project Costs (12%)	\$ 1,415,200
Total	\$ 13,208,538

Gross Square Footage 74,410
 Cost per SF \$ 178




























Yonkers Public Schools
2020 Building Conditions Survey/Five Year Plan
Projects Summary

School 23				
Bldg.	Project	Description	Year	Project Costs
0023	1	Roof Replacement 2021 project: All roofing should be replaced as soon as possible.	2021	\$1,407,470
0023	2	MEP Infrastructure Improvements Replace existing hot water space heating boilers (2), including pumps and appurtenances. Provide new boiler room ventilation system; Provide new classroom ventilation systems (30 Spaces) (Orig. bldg.); Provide new classroom ventilation systems (12 Spaces) (1978 Addition); Replace all lighting fixtures; Provide new classroom convenience receptacles; Replace existing HVAC controls with DDC	2022	\$8,006,114
0023	3	Exterior Envelope Replace select conc steps; Replace select lintels; Provide exterior guardrails at existing stairs	2023	\$105,688
0023	4	Interior Renovations Replace select ceilings; Replace / abate select flooring; Replace classroom casework; Replace doors (classroom, secondary, smoke, cross corridor); Provide elevator to all levels; Renovate to provide Science rooms per program; Provide new wood Gym flooring; Provide new Auditorium seating	2024	\$3,368,095
0023	5	Sitework Replace fuel oil tank, provide monitoring system; Select gat and fence replacement / repairs; Repair N perimeter masonry ret wall	2025	\$321,171
0023	School 23			\$13,208,538




Yonkers Public Schools

2020 Building Conditions Survey/Five Year Plan

2020 Conditions Summary

Building Name	Paideia 24
SED Number	0024
Category	Rating/Cost
Site Utilities (H)	 \$ -
Site Drainage	 \$ 500
Other Site Features	 \$ 261,290
Structure & Fire Walls (S)	 \$ -
Interior Environment (H)	 \$ 407,880
Int. Doors & Hardware	 \$ -
Interior Stairs (S)	 \$ -
Elevators, Lifts (H)	 \$ -
Interior Electrical (H)	 \$ -
Int. Lighting Fixtures	 \$ 100,000
Comm. Systems (H)	 \$ -
Swimming Pool	- \$ -
Interior Floors	 \$ 96,965
Building Envelope (S)	 \$ 21,190
Exterior Doors	 \$ -
Ext. Stairs & Ramps (S)	 \$ 39,450
Fire Escapes (S)	 \$ -
Windows	 \$ 6,120
Roofs and Skylights	 \$ -
Plumbing Systems (H)	 \$ 60,000
Plumbing Fixtures	 \$ 36,000
Heating Plant (H)	 \$ 50,000
Air Conditioning	 \$ -
HVAC Distribution (H)	 \$ 15,000
HVAC Controls (H)	 \$ 200,000
Fire Safety Systems (H)	 \$ 620,000
Emerg. Lighting & Power (H)	 \$ -
ADA Accessibility (H)	 \$ -

KEY:

	Satisfactory
	Poor
	Unsatisfactory

Overall Building Rating  Unsatisfactory

	Paideia 24
Direct Construction Costs	\$ 1,914,395
Escalation (4% annual)	\$ 331,956
General Conditions (10%)	\$ 224,635
Contingency (10%)	\$ 247,099
Other Project Costs (12%)	\$ 326,170
Total	\$ 3,044,254

Gross Square Footage	34,095
Cost per SF	\$ 89






























Yonkers Public Schools
 2020 Building Conditions Survey/Five Year Plan
Projects Summary

Paideia School 24				
Bldg.	Project	Description	Year	Project Costs
0024	1	Exterior Envelope Replace conc. Steps and railings; Replace steel steps and railings; Minor repointing of brick and cast stone at all exterior elevations	2022	\$88,885
0024	2	Sitework Replace conc walkways at N + S sides; Rebuild bulging stone masonry retaining wall E wing from corner + repair conc sidewalk trip hazards; Playground fencing + rubber surface replacement	2023	\$399,077
0024	3	MEP Infrastructure Improvements Provide fire pump for fire standpipe system; Replace pneumatic controls with DDC; Replace firm alarm system; Replace Auditorium lighting; Provide grease trap; Replace base mounted hot water circulating pumps	2024	\$1,713,809
0024	4	Interior Renovations Renovate to provide Science rooms per program; Replacement of select flooring; Replacement of select ceilings; Provide wood floor system in Gym/Cafeteria	2025	\$842,483
0024	Paideia School 24			\$3,044,254




Yonkers Public Schools

2020 Building Conditions Survey/Five Year Plan

2020 Conditions Summary

Building Name	Museum 25
SED Number	0025
Category	Rating/Cost
Site Utilities (H)	 \$ -
Site Drainage	 \$ 750
Other Site Features	 \$ 120,775
Structure & Fire Walls (S)	 \$ 24,000
Interior Environment (H)	 \$ 749,745
Int. Doors & Hardware	 \$ 357,000
Interior Stairs (S)	 \$ 40,320
Elevators, Lifts (H)	 \$ -
Interior Electrical (H)	 \$ 535,000
Int. Lighting Fixtures	 \$ 198,000
Comm. Systems (H)	 \$ 200,000
Swimming Pool	- \$ -
Interior Floors	 \$ 213,559
Building Envelope (S)	 \$ 7,904
Exterior Doors	 \$ -
Ext. Stairs & Ramps (S)	 \$ 17,500
Fire Escapes (S)	 \$ -
Windows	 \$ -
Roofs and Skylights	 \$ 25,000
Plumbing Systems (H)	 \$ 77,000
Plumbing Fixtures	 \$ -
Heating Plant (H)	 \$ -
Air Conditioning	 \$ -
HVAC Distribution (H)	 \$ 191,000
HVAC Controls (H)	 \$ 110,000
Fire Safety Systems (H)	 \$ -
Emerg. Lighting & Power (H)	 \$ -
ADA Accessibility (H)	 \$ 660,000

KEY:

	Satisfactory
	Poor
	Unsatisfactory

Overall Building Rating  Unsatisfactory

	Museum 25
Direct Construction Costs	\$ 3,527,553
Escalation (4% annual)	\$ 595,025
General Conditions (10%)	\$ 412,258
Contingency (10%)	\$ 453,484
Other Project Costs (12%)	\$ 598,598
Total	\$ 5,586,917

Gross Square Footage	47,830
Cost per SF	\$ 117






























Yonkers Public Schools
2020 Building Conditions Survey/Five Year Plan
Projects Summary

Museum School 25				
Bldg.	Project	Description	Year	Project Costs
0025	1	Exterior Envelope Select masonry repair; Minor masonry repointing	2022	\$48,230
0025	2	Sitework Resurface lower asphalt area; Replace wood tie and CMU block walls; Remove overgrown vegetation; Resurface asphalt pavement around play equipment	2023	\$185,255
0025	3	Interior Renovations Replace select ceiling; Replace / abate select flooring; Replace select classroom casework; Replace Auditorium seating; Replace Gym flooring; Replace select doors (classroom, smoke, cross corridor, secondary); Provide two new elevators to access all levels; Renovate Toilet Rooms to ADA	2024	\$3,098,053
0025	4	MEP Infrastructure Improvements Replace entire interior electrical equipment - panelboards and associated circuit breakers; Replace public address system and associated clock system; Install additional power receptacles in all classrooms for modern tech needs; Replace all 24 unit ventilators; Provide new lighting in classrooms	2024	\$2,106,986
0025	5	Security Upgrades Provide new Security desk and new Security Vestibule at Main Entrance	2025	\$148,393
0025	Museum School 25			\$5,586,917




Yonkers Public Schools

2020 Building Conditions Survey/Five Year Plan

2020 Conditions Summary

Building Name	Pulaski	
SED Number	0026	
Category	Rating/Cost	
Site Utilities (H)		\$ -
Site Drainage		\$ -
Other Site Features		\$ 847,531
Structure & Fire Walls (S)		\$ -
Interior Environment (H)		\$ 502,775
Int. Doors & Hardware		\$ 368,000
Interior Stairs (S)		\$ -
Elevators, Lifts (H)		\$ -
Interior Electrical (H)		\$ 120,000
Int. Lighting Fixtures		\$ 225,000
Comm. Systems (H)		\$ 90,000
Swimming Pool	-	\$ -
Interior Floors		\$ 132,540
Building Envelope (S)		\$ 29,500
Exterior Doors		\$ -
Ext. Stairs & Ramps (S)		\$ 143,275
Fire Escapes (S)		
Windows		\$ 19,200
Roofs and Skylights		\$ 56,000
Plumbing Systems (H)		\$ 210,000
Plumbing Fixtures		\$ 325,000
Heating Plant (H)		\$ 225,000
Air Conditioning		\$ -
HVAC Distribution (H)		\$ 2,530,000
HVAC Controls (H)		\$ -
Fire Safety Systems (H)		\$ 150,000
Emerg. Lighting & Power (H)		\$ -
ADA Accessibility (H)		\$ 708,160

KEY:

	Satisfactory
	Poor
	Unsatisfactory

Overall Building Rating  Unsatisfactory

	Pulaski
Direct Construction Costs	\$ 6,681,981
Escalation (4% annual)	\$ 1,010,853
General Conditions (10%)	\$ 769,283
Contingency (10%)	\$ 846,212
Other Project Costs (12%)	\$ 1,117,000
Total	\$ 10,425,329

Gross Square Footage	52,825
Cost per SF	\$ 197






























Yonkers Public Schools
2020 Building Conditions Survey/Five Year Plan
Projects Summary

Casimir Pulaski School				
Bldg.	Project	Description	Year	Project Costs
0026	1	Exterior Envelope Mitigation of brick efflorescence; Repair canopy; Replace Kalwall at Gym; Replace exterior terrace	2021	\$270,571
0026	2	Roofing Repairs Repair EPDM holes; Replace missing chimney cap; Replace missing / broken slate shingles; Repair / Repoint change in elevation wall above roof area B	2022	\$82,084
0026	3	MEP Infrastructure Improvements Remove unit ventilators in all wings and add Energy Recovery Units; Replace exhaust fans; Add ventilation to areas without (1963); Replace Gym ventilation; Replace lighting on 1st and 2nd floors	2023	\$5,907,111
0026	4	Sitework Reconstruct softball field area; Replace conc walks on S + W sides; Resurface asphalt play areas and connecting walks; Resurface asphalt driveway and parking; Recondition S lawns	2024	\$1,343,669
0026	5	Interior Renovations Provide new three level stair and elevator addition; Renovate to provide Science rooms per program; Replace Gym flooring; Replace select doors (classroom, secondary, smoke); Replace select ceilings; Refresh toilet rooms	2025	\$2,821,894
0026	Casimir Pulaski School			\$10,425,329




Yonkers Public Schools

2020 Building Conditions Survey/Five Year Plan

2020 Conditions Summary

Building Name	Montessori 27	
SED Number	0027	
Category	Rating/Cost	
Site Utilities (H)		\$ 230,400
Site Drainage		\$ 80,000
Other Site Features		\$ 319,580
Structure & Fire Walls (S)		\$ 2,500
Interior Environment (H)		\$ 636,490
Int. Doors & Hardware		\$ 253,100
Interior Stairs (S)		\$ -
Elevators, Lifts (H)		\$ -
Interior Electrical (H)		\$ 505,000
Int. Lighting Fixtures		\$ 15,000
Comm. Systems (H)		\$ 120,000
Swimming Pool	-	\$ -
Interior Floors		\$ 272,020
Building Envelope (S)		\$ 117,850
Exterior Doors		\$ -
Ext. Stairs & Ramps (S)		\$ 65,000
Fire Escapes (S)		\$ -
Windows		\$ -
Roofs and Skylights		\$ 1,231,000
Plumbing Systems (H)		\$ 38,400
Plumbing Fixtures		\$ 206,000
Heating Plant (H)		\$ 2,560
Air Conditioning		\$ 15,000
HVAC Distribution (H)		\$ 1,890,300
HVAC Controls (H)		\$ 100,000
Fire Safety Systems (H)		\$ 225,000
Emerg. Lighting & Power (H)		\$ 175,000
ADA Accessibility (H)		\$ 340,000

KEY:

	Satisfactory
	Poor
	Unsatisfactory

Overall Building Rating  Unsatisfactory

Montessori 27	
Direct Construction Costs	\$ 6,840,200
Escalation (4% annual)	\$ 984,758
General Conditions (10%)	\$ 782,496
Contingency (10%)	\$ 860,745
Other Project Costs (12%)	\$ 1,136,184
Total	\$ 10,604,383

Gross Square Footage 50,175
 Cost per SF \$ 211






























Yonkers Public Schools
 2020 Building Conditions Survey/Five Year Plan
Projects Summary

Montessori School 27				
Bldg.	Project	Description	Year	Project Costs
0027	1	Sitework Renovate interior courtyard; Replace con walk and pitch to drain away from bldg.; Regrade or revise storm drain system; Replace rubber playground surface; Replace select conc sidewalks; Provide exterior underground fuel oil tank; Provide backflow preventer	2021	\$887,899
0027	2	Exterior Envelope Reseal joints; Noticeable efflorescence - clean brick face; Replace / repair conc stairs / steps; Patch and repair soffits	2022	\$291,471
0027	3	MEP Priority Provide energy recovery units and split system air conditioning to Classrooms, Main Office area, Faculty Lounge, Library and Nurses Office; Replace pneumatic controls with direct digital controls; Replace Multipurpose Room H&V unit with energy recovery unit	2023	\$3,060,813
0027	4	MEP Infrastructure Improvements Retrofit all existing panelboards installed in 1950 with new including feeders; Replace existing Fire Alarm System with new; Provide new head-end PA Rack and speakers throughout School; New receptacles for convenience and pc's for classrooms; Replace existing Generator with new outdoor 20kw Gas operated type.	2023	\$1,957,960
0027	5	Roof Replacement The PVC roofs on this School have reached the end of their functional life	2024	\$1,926,252
0027	6	Interior Renovations Replace / abate select flooring; Replace select ceiling; Provide new two stop elevator; Renovate staff toilet rooms; Renovate greenhouse	2025	\$2,479,989
0027	Montessori School 27			\$10,604,383




Yonkers Public Schools

2020 Building Conditions Survey/Five Year Plan

2020 Conditions Summary

Building Name	Kahlil Gibran	
SED Number	0028	
Category	Rating/Cost	
Site Utilities (H)		\$ 961,197
Site Drainage		\$ -
Other Site Features		\$ 1,480,736
Structure & Fire Walls (S)		\$ 5,239,868
Interior Environment (H)		\$ 366,214
Int. Doors & Hardware		\$ 237,742
Interior Stairs (S)		\$ -
Elevators, Lifts (H)		\$ -
Interior Electrical (H)		\$ 1,373,624
Int. Lighting Fixtures		\$ 205,048
Comm. Systems (H)		\$ 9,495
Swimming Pool	-	\$ -
Interior Floors		\$ 276,141
Building Envelope (S)		\$ 108,668
Exterior Doors		\$ -
Ext. Stairs & Ramps (S)		\$ 49,000
Fire Escapes (S)		\$ -
Windows		\$ 67,294
Roofs and Skylights		\$ 1,667,528
Plumbing Systems (H)		\$ 156,649
Plumbing Fixtures		\$ 243,432
Heating Plant (H)		\$ 800,000
Air Conditioning		\$ 1,243,587
HVAC Distribution (H)		\$ 2,238,885
HVAC Controls (H)		\$ 200,000
Fire Safety Systems (H)		\$ 351,597
Emerg. Lighting & Power (H)		\$ -
ADA Accessibility (H)		\$ 250,000

KEY:

	Satisfactory
	Poor
	Unsatisfactory

Overall Building Rating  Unsatisfactory

	Kahlil Gibran
Direct Construction Costs	\$ 17,526,707
Escalation (4% annual)	\$ 1,970,904
General Conditions (10%)	\$ 1,949,761
Contingency (10%)	\$ 2,144,737
Other Project Costs (12%)	\$ 2,831,053
Total	\$ 26,423,162

Gross Square Footage	44,670
Cost per SF	\$ 592



Yonkers Public Schools
2020 Building Conditions Survey/Five Year Plan
Projects Summary

Kahlil Gibran School				
Bldg.	Project	Description	Year	Project Costs
0028	1	Infrastructure Upgrades + Addition Classroom addition; Upgrades to major systems in existing building	2022	\$16,571,582
0028	2	Roofing All the roofing on the Main School should be replaced as soon as possible	2022	\$2,408,284
0028	3	Exterior Envelope Select repointing and repairs to stone walls; Replace concrete stairs and ADA ramp; Replace narrow conc. Sidewalk with 4' wide walk in NW corner	2022	\$128,989
0028	4	Sitework Resurface front asphalt parking lot and driveway loop; Replace existing underground fuel oil tank; Replace select fences	2023	\$625,284
0028	5	Interior Renovations Replace doors (classroom, secondary, smoke, cross corridor); Renovate toilet rooms; Provide ADA stage lift	2024	\$949,523
0028	6	MEP Infrastructure Improvements Replace existing steam heating plant equipment with gas-fired system; Provide new classroom energy recovery ventilation system; Provide new corridor ventilation system; Provide new digital temperature controls system; Replace the existing Fire Alarm System; Install occupancy sensors throughout the building; Replace existing panelboards; Replace existing Main distribution Switchgear; Replace FTR, Convectors, Cabinet Heaters, and steam traps	2025	\$5,739,501
0028	Kahlil Gibran School			\$26,423,162

Yonkers Public Schools

2020 Building Conditions Survey/Five Year Plan

2020 Conditions Summary

Building Name	School 29
SED Number	0029
Category	Rating/Cost
Site Utilities (H)	\$ 200,000
Site Drainage	\$ 135,000
Other Site Features	\$ 646,522
Structure & Fire Walls (S)	\$ -
Interior Environment (H)	\$ 692,580
Int. Doors & Hardware	\$ 326,500
Interior Stairs (S)	\$ 14,400
Elevators, Lifts (H)	\$ -
Interior Electrical (H)	\$ 181,000
Int. Lighting Fixtures	\$ 425,000
Comm. Systems (H)	\$ 120,000
Swimming Pool	- \$ -
Interior Floors	\$ 463,580
Building Envelope (S)	\$ 114,500
Exterior Doors	\$ 62,500
Ext. Stairs & Ramps (S)	\$ 1,200
Fire Escapes (S)	\$ -
Windows	\$ 1,334,150
Roofs and Skylights	\$ 2,965,500
Plumbing Systems (H)	\$ 60,000
Plumbing Fixtures	\$ 150,000
Heating Plant (H)	\$ 1,250,000
Air Conditioning	\$ -
HVAC Distribution (H)	\$ 665,000
HVAC Controls (H)	\$ -
Fire Safety Systems (H)	\$ 225,000
Emerg. Lighting & Power (H)	\$ -
ADA Accessibility (H)	\$ -

KEY:

	Satisfactory
	Poor
	Unsatisfactory

Overall Building Rating Unsatisfactory

	School 29
Direct Construction Costs	\$ 10,032,432
Escalation (4% annual)	\$ 1,093,047
General Conditions (10%)	\$ 1,112,548
Contingency (10%)	\$ 1,223,803
Other Project Costs (12%)	\$ 1,615,420
Total	\$ 15,077,249

Gross Square Footage 86,500
 Cost per SF \$ 174



Yonkers Public Schools
2020 Building Conditions Survey/Five Year Plan
Projects Summary

School 29				
Bldg.	Project	Description	Year	Project Costs
0029	1	Replace Roof Roof repairs in design for 2021 work	2021	\$4,179,599
0029	2	Exterior Envelope Replace windows, abate caulk; Select exterior door replacement; Replace failed face brick; Repoint face brick; Replace curtain wall	2022	\$2,216,779
0029	3	MEP Infrastructure Improvements Replace steam boiler plant with hot water new high efficiency gas fired heating plant; Replace existing steam and condensate return piping distribution and associated radiation devices with new hot water distribution piping and radiation devices.; Provide new light fixtures and controls in the east half of the building, including Cafeteria and Gymnatorium; Provide new fire alarm system through the building. The existing FACP is obsolete; Provide new public address head-end PA rack and speakers throughout school.	2023	\$4,689,103
0029	4	Interior Renovations Renovate to provide science classroom per program; Replace / abate select flooring; Replace select doors (classroom, secondary, smoke and cross corridor); Replace classroom casework	2024	\$2,373,427
0029	5	Sitework Repave parking lot, entry drive, and turn-around and new curbs; Remove exterior underground oil tank and associated fuel oil equipment; Renovate lawns; Replace select conc walks; Repairs to chain link fence	2025	\$1,618,341
0029		School 29		\$15,077,249

Yonkers Public Schools

2020 Building Conditions Survey/Five Year Plan

2020 Conditions Summary

Building Name	School 30
SED Number	0030
Category	Rating/Cost
Site Utilities (H)	\$ 346,000
Site Drainage	\$ -
Other Site Features	\$ 251,553
Structure & Fire Walls (S)	\$ -
Interior Environment (H)	\$ 1,133,320
Int. Doors & Hardware	\$ 292,000
Interior Stairs (S)	\$ 12,720
Elevators, Lifts (H)	\$ -
Interior Electrical (H)	\$ 366,000
Int. Lighting Fixtures	\$ 540,000
Comm. Systems (H)	\$ 145,000
Swimming Pool	- \$ -
Interior Floors	\$ 513,450
Building Envelope (S)	\$ 19,780
Exterior Doors	\$ -
Ext. Stairs & Ramps (S)	\$ -
Fire Escapes (S)	\$ -
Windows	\$ -
Roofs and Skylights	\$ 1,183,000
Plumbing Systems (H)	\$ 137,500
Plumbing Fixtures	\$ 47,500
Heating Plant (H)	\$ 1,150,000
Air Conditioning	\$ 130,000
HVAC Distribution (H)	\$ 1,702,500
HVAC Controls (H)	\$ 200,000
Fire Safety Systems (H)	\$ 233,000
Emerg. Lighting & Power (H)	\$ 55,000
ADA Accessibility (H)	\$ 474,600

KEY:

	Satisfactory
	Poor
	Unsatisfactory

Overall Building Rating Unsatisfactory

	School 30
Direct Construction Costs	\$ 8,932,923
Escalation (4% annual)	\$ 1,516,005
General Conditions (10%)	\$ 1,044,893
Contingency (10%)	\$ 1,149,382
Other Project Costs (12%)	\$ 1,517,184
Total	\$ 14,160,387

Gross Square Footage 43,705
 Cost per SF \$ 324






























Yonkers Public Schools
 2020 Building Conditions Survey/Five Year Plan
Projects Summary

School 30				
Bldg.	Project	Description	Year	Project Costs
0030	1	Emergency Egress Lighting Provide emergency lighting fixture outside of each egress door	2021	\$77,517
0030	2	Sitework Provide new fuel oil tank, fuel pumps and monitoring system; Site electrical, including exterior distribution; Replace select conc walks; Replace / repair railings; Replace select conc steps	2022	\$875,884
0030	3	Exterior Envelope Minor brick repointing; Reseal joints, Repairs / resetting stone copping on S elev.; Repairs to fascia / soffits / steel supports	2022	\$28,993
0030	4	Roof Replacement All roofing has reached end of functional life and should be replaced as soon as possible	2023	\$1,803,384
0030	5	MEP Infrastructure Improvements Replace existing steam boilers and appurtenances; Remove unit ventilators and provide energy recovery units to Classrooms and Library; Replace existing pneumatic controls, valves, and actuators with DDC system; Provide Multipurpose Room and Gym with Energy Recovery Units ; Replace existing Fire Alarm System; Replace existing lighting; Provide new head end PA system; Provide new synchronized wireless master clock system; Install occupancy sensors in those classrooms that are lacking	2024	\$7,374,452
0030	6	Interior Renovations Renovate toilet rooms to ADA; Provide elevator to all levels; Replace classroom casework; Provide ACT ceilings in corridors; Replace select ceilings; Replace / abate select flooring; Replace select doors (classroom, secondary, smoke, cross corridor)	2025	\$4,000,157
0030	School 30			\$14,160,387




Yonkers Public Schools

2020 Building Conditions Survey/Five Year Plan

2020 Conditions Summary

Building Name	Montessori 31	
SED Number	0031	
Category	Rating/Cost	
Site Utilities (H)		\$ -
Site Drainage		\$ -
Other Site Features		\$ 228,968
Structure & Fire Walls (S)		\$ -
Interior Environment (H)		\$ 800,265
Int. Doors & Hardware		\$ 253,450
Interior Stairs (S)		\$ 9,600
Elevators, Lifts (H)		\$ -
Interior Electrical (H)		\$ 58,000
Int. Lighting Fixtures		\$ 191,000
Comm. Systems (H)		\$ 30,000
Swimming Pool	-	\$ -
Interior Floors		\$ 406,714
Building Envelope (S)		\$ -
Exterior Doors		\$ -
Ext. Stairs & Ramps (S)		\$ 16,200
Fire Escapes (S)		\$ -
Windows		\$ -
Roofs and Skylights		\$ 998,625
Plumbing Systems (H)		\$ 97,500
Plumbing Fixtures		\$ 178,500
Heating Plant (H)		\$ 2,450,000
Air Conditioning		\$ 25,000
HVAC Distribution (H)		\$ 2,630,000
HVAC Controls (H)		\$ 300,000
Fire Safety Systems (H)		\$ -
Emerg. Lighting & Power (H)		\$ -
ADA Accessibility (H)		\$ 640,000

KEY:

	Satisfactory
	Poor
	Unsatisfactory

Overall Building Rating  Unsatisfactory

	Montessori 31
Direct Construction Costs	\$ 9,313,822
Escalation (4% annual)	\$ 1,446,174
General Conditions (10%)	\$ 1,076,000
Contingency (10%)	\$ 1,183,600
Other Project Costs (12%)	\$ 1,562,351
Total	\$ 14,581,947

Gross Square Footage 36,380
 Cost per SF \$ 401






























Yonkers Public Schools
2020 Building Conditions Survey/Five Year Plan
Projects Summary

Montessori School 31				
Bldg.	Project	Description	Year	Project Costs
0031	1	Roofing Replacement + Repairs Replace modified bitumen roofing on Areas A through D as soon as possible. Repoint entire chimney on Area A and install new chimney cap. Replace ladder to Area B.	2022	\$1,463,769
0031	2	MEP Infrastructure Improvements Provide Code compliant ventilation in all occupied spaces using ducted Energy Recovery Units on roof; Replace Gym unit ventilators with (2) new roof top air handlers; Replace outdated pneumatic controls with new DDC Controls; Replace Auditorium air handling unit; Install occupancy sensors in classrooms; Replace all lighting	2023	\$5,350,699
0031	3	Heat plant Replace entire Boiler Plant including vacuum condensate pumps and new boiler feed pumps; Convert building to hot water heating. Replace all FTR and provide new piping distribution.	2024	\$3,884,211
0031	4	Interior Renovations Renovate to provide science classroom per program; Renovate toilet rooms to ADA; Select replacement of ceiling; Select replacement / abatement of flooring; Provide elevator to all levels; Replace select doors (classrooms, secondary, smoke, cross corridor); Replace Auditorium seating and ceiling; Provide ADA lift at corridor steps	2025	\$3,479,033
0031	5	Sitework Repave parking front parking lot; Replace old sections of conc. Walk at front; Replace chain link fences; Provide guardrails to existing stairs	2025	\$404,235
0031		Montessori School 31		\$14,581,947




Yonkers Public Schools

2020 Building Conditions Survey/Five Year Plan

2020 Conditions Summary

Building Name	Family 32
SED Number	0032
Category	Rating/Cost
Site Utilities (H)	 \$ 25,000
Site Drainage	 \$ 500
Other Site Features	 \$ 1,031,469
Structure & Fire Walls (S)	 \$ -
Interior Environment (H)	 \$ 1,105,115
Int. Doors & Hardware	 \$ 424,000
Interior Stairs (S)	 \$ -
Elevators, Lifts (H)	 \$ -
Interior Electrical (H)	 \$ 100,000
Int. Lighting Fixtures	 \$ 150,000
Comm. Systems (H)	 \$ -
Swimming Pool	- \$ -
Interior Floors	 \$ 174,300
Building Envelope (S)	 \$ 54,560
Exterior Doors	 \$ -
Ext. Stairs & Ramps (S)	 \$ 8,250
Fire Escapes (S)	 \$ -
Windows	 \$ 982,875
Roofs and Skylights	 \$ 15,000
Plumbing Systems (H)	 \$ 58,000
Plumbing Fixtures	 \$ 265,000
Heating Plant (H)	 \$ -
Air Conditioning	 \$ 18,000
HVAC Distribution (H)	 \$ 2,370,000
HVAC Controls (H)	 \$ 350,000
Fire Safety Systems (H)	 \$ -
Emerg. Lighting & Power (H)	 \$ -
ADA Accessibility (H)	 \$ 321,000

KEY:

	Satisfactory
	Poor
	Unsatisfactory

Overall Building Rating  Unsatisfactory

	Family 32
Direct Construction Costs	\$ 7,453,069
Escalation (4% annual)	\$ 975,479
General Conditions (10%)	\$ 842,855
Contingency (10%)	\$ 927,140
Other Project Costs (12%)	\$ 1,223,825
Total	\$ 11,422,368

Gross Square Footage 53,690
 Cost per SF \$ 213






























Yonkers Public Schools
 2020 Building Conditions Survey/Five Year Plan
Projects Summary

Family School 32				
Bldg.	Project	Description	Year	Project Costs
0032	1	MEP Infrastructure Improvements Replace all classroom unit ventilators with high efficiency roof mounted energy recovery units; Remove Cafeteria unit ventilators and provide new packaged HVAC/heat recovery unit; Remove Auditorium/Gym air handlers and provide new central unit; Provide make-up air unit for Kitchen ; Replace existing pneumatic controls with direct digital controls;	2022	\$4,853,212
0032	2	Exterior Envelope Replace windows - abate caulking; Repoint / reseal all lintels; Repoint select face brick (East elev)	2023	\$1,616,925
0032	3	Interior Renovations Renovate toilet rooms to ADA; Renovate to provide Science classrooms per program; Replace / abate select flooring; Replace select ceiling; Replace select doors (classroom, secondary, smoke, cross corridor); Provide elevator to all levels	2024	\$3,209,492
0032	4	Sitework Asphalt top coat lower parking lot and access drive on East and West sides; Replace chain link fences; Replace conc walks, N side; Seal asphalt play area; Replace conc curb in front parking lot	2025	\$1,742,739
0032		Family School 32		\$11,422,368




Yonkers Public Schools

2020 Building Conditions Survey/Five Year Plan

2020 Conditions Summary

Building Name	Dodson	
SED Number	0035	
Category	Rating/Cost	
Site Utilities (H)		\$ -
Site Drainage		\$ 3,500
Other Site Features		\$ 587,856
Structure & Fire Walls (S)		\$ -
Interior Environment (H)		\$ 1,551,300
Int. Doors & Hardware		\$ 906,500
Interior Stairs (S)		\$ 238,000
Elevators, Lifts (H)		\$ -
Interior Electrical (H)		\$ -
Int. Lighting Fixtures		\$ 120,000
Comm. Systems (H)		\$ -
Swimming Pool	-	\$ -
Interior Floors		\$ 36,000
Building Envelope (S)		\$ 343,576
Exterior Doors		\$ -
Ext. Stairs & Ramps (S)		\$ 49,300
Fire Escapes (S)		\$ -
Windows		\$ 6,962,000
Roofs and Skylights		\$ 2,480,000
Plumbing Systems (H)		\$ 100,000
Plumbing Fixtures		\$ 250,000
Heating Plant (H)		\$ -
Air Conditioning		\$ -
HVAC Distribution (H)		\$ 325,000
HVAC Controls (H)		\$ 200,000
Fire Safety Systems (H)		\$ 50,000
Emerg. Lighting & Power (H)		\$ -
ADA Accessibility (H)		\$ 330,000

KEY:

	Satisfactory
	Poor
	Unsatisfactory

Overall Building Rating  Unsatisfactory

	Dodson
Direct Construction Costs	\$ 14,533,032
Escalation (4% annual)	\$ 1,973,029
General Conditions (10%)	\$ 1,650,606
Contingency (10%)	\$ 1,815,667
Other Project Costs (12%)	\$ 2,396,680
Total	\$ 22,369,015

Gross Square Footage 118,150
 Cost per SF \$ 189



Yonkers Public Schools
 2020 Building Conditions Survey/Five Year Plan
Projects Summary

Robert C. Dodson School				
Bldg.	Project	Description	Year	Project Costs
0035	1	Roofing Replacement Roofing failure is imminent, because the PVC roofing material is brittle and shrinking. The entire roof should be replaced as soon as possible; Repair and repointing of masonry chimneys	2022	\$3,737,750
0035	2	Window and Curtainwall Replacement Replace windows and curtain wall in classroom wing; Replace balance of curtainwall and windows at music wing; Replace Gym windows	2023	\$10,612,982
0035	3	Interior Renovations Construct new three level elevator and new ADA toilet room per floor; Replace classroom casework; Replace all lockers; Select door replacement (classroom, secondary, smoke, cross corridor); Renovate Nurse Suite; Refresh Gym	2024	\$4,854,154
0035	4	MEP Infrastructure Improvements Provide code-compliant mechanical ventilation to all spaces; Replace pneumatic portion of control system; Provide backflow preventers on domestic water service and fire service; Replace gym lighting with LED dome type	2024	\$1,656,735
0035	5	Exterior Envelope Restore cast stone feature wall; Minor brick repointing and joint sealing; Stabilize brick shift at courtyard side of feature wall; Stone repointing	2025	\$532,361
0035	6	Sitework Replace conc walks at N side; Asphalt overlay driveway and parking lot; Replace select chain link fences; Resurface asphalt walks	2025	\$975,033
0035	Robert C. Dodson School			\$22,369,015

Yonkers Public Schools

2020 Building Conditions Survey/Five Year Plan

2020 Conditions Summary

Building Name	Cross Hill
SED Number	0041
Category	Rating/Cost
Site Utilities (H)	\$ 6,000
Site Drainage	\$ -
Other Site Features	\$ 1,270,257
Structure & Fire Walls (S)	\$ -
Interior Environment (H)	\$ 968,500
Int. Doors & Hardware	\$ 1,110,000
Interior Stairs (S)	\$ -
Elevators, Lifts (H)	\$ -
Interior Electrical (H)	\$ 90,000
Int. Lighting Fixtures	\$ -
Comm. Systems (H)	\$ -
Swimming Pool	- \$ -
Interior Floors	\$ 654,600
Building Envelope (S)	\$ 12,840
Exterior Doors	\$ -
Ext. Stairs & Ramps (S)	\$ 59,050
Fire Escapes (S)	\$ -
Windows	\$ 3,529,860
Roofs and Skylights	\$ 83,000
Plumbing Systems (H)	\$ 35,000
Plumbing Fixtures	\$ -
Heating Plant (H)	\$ 35,000
Air Conditioning	\$ -
HVAC Distribution (H)	\$ 450,000
HVAC Controls (H)	\$ 190,000
Fire Safety Systems (H)	\$ -
Emerg. Lighting & Power (H)	\$ -
ADA Accessibility (H)	\$ 427,000

KEY:

	Satisfactory
	Poor
	Unsatisfactory

Overall Building Rating Unsatisfactory

	Cross Hill
Direct Construction Costs	\$ 8,921,107
Escalation (4% annual)	\$ 1,284,233
General Conditions (10%)	\$ 1,020,534
Contingency (10%)	\$ 1,122,587
Other Project Costs (12%)	\$ 1,481,815
Total	\$ 13,830,276

Gross Square Footage 157,950
 Cost per SF \$ 88






























Yonkers Public Schools
 2020 Building Conditions Survey/Five Year Plan
Projects Summary

Cross Hill Academy				
Bldg.	Project	Description	Year	Project Costs
0041	1	High Priority Repairs/Maintenance 8 HV units and 3 FCUs, 44 UV in Clrms	2021	\$634,234
0041	2	Building Envelope Replace windows, Roof repairs, Chimney repoint + caps	2022	\$4,633,652
0041	3	Sitework Repave drwy, play equip., resurface asphalt parking lot, conc. walks	2023	\$2,045,670
0041	4	MEP Infrastructure Improvements Pneumatic controls, receptacles, Rescue Asst. Stations	2024	\$642,084
0041	5	Interior Renovations Abate/replace VAT, ACT, Int. doors + hdwr, ADA toilet rooms	2025	\$5,874,637
0041	Cross Hill Academy			\$13,830,276




Yonkers Public Schools

2020 Building Conditions Survey/Five Year Plan

2020 Conditions Summary

Building Name		PEARLS Hawthorne	
SED Number		0101	
Category		Rating/	Cost
Site Utilities (H)		\$	250,000
Site Drainage		\$	9,750
Other Site Features		\$	439,326
Structure & Fire Walls (S)		\$	-
Interior Environment (H)		\$	1,152,315
Int. Doors & Hardware		\$	213,000
Interior Stairs (S)		\$	30,520
Elevators, Lifts (H)		\$	15,000
Interior Electrical (H)		\$	38,000
Int. Lighting Fixtures		\$	-
Comm. Systems (H)		\$	225,000
Swimming Pool	-	\$	-
Interior Floors		\$	13,350
Building Envelope (S)		\$	19,300
Exterior Doors		\$	2,000
Ext. Stairs & Ramps (S)		\$	18,450
Fire Escapes (S)		\$	-
Windows		\$	1,224,000
Roofs and Skylights		\$	1,222,750
Plumbing Systems (H)		\$	50,000
Plumbing Fixtures		\$	-
Heating Plant (H)		\$	200,000
Air Conditioning		\$	-
HVAC Distribution (H)		\$	350,000
HVAC Controls (H)		\$	-
Fire Safety Systems (H)		\$	44,000
Emerg. Lighting & Power (H)		\$	-
ADA Accessibility (H)		\$	-

KEY:

	Satisfactory
	Poor
	Unsatisfactory

Overall Building Rating  Unsatisfactory

PEARLS Hawthorne	
Direct Construction Costs	\$ 5,516,761
Escalation (4% annual)	\$ 823,530
General Conditions (10%)	\$ 634,029
Contingency (10%)	\$ 697,432
Other Project Costs (12%)	\$ 920,610
Total	\$ 8,592,362
Gross Square Footage	140,440
Cost per SF	\$ 61






























Yonkers Public Schools
 2020 Building Conditions Survey/Five Year Plan
Projects Summary

PEARLS Hawthorne School				
Bldg.	Project	Description	Year	Project Costs
0101	1	Roofing Replacement Replace older EPDM roofing; Replacing canopy and flashing	2022	\$1,792,288
0101	2	MEP Infrastructure Improvements Replace PA system; Replace steam boilers; Replace all twenty five (25) turbine roof vents	2023	\$1,382,645
0101	3	Sitework Replace fuel oil tank; Resurface entire asphalt parking area; Replace asphalt walks	2023	\$1,065,682
0101	4	Exterior Envelope Complete window replacement N + E elevations; Replace windows to courtyard	2024	\$2,003,540
0101	5	Interior Renovations Replace select ceiling; Replace / abate flooring; Select door replacement (corridor, secondary, smoke, cross corridor); Renovate toilet rooms; Replace select classroom casework; Replace Auditorium seating - refresh Balcony area	2025	\$2,348,208
0101	PEARLS Hawthorne School			\$8,592,362




Yonkers Public Schools


2020 Building Conditions Survey/Five Year Plan

2020 Conditions Summary

Building Name	Riverside HS	
SED Number	0102	
Category	Rating/Cost	
Site Utilities (H)		\$ 175,000
Site Drainage		\$ -
Other Site Features		\$ 52,520
Structure & Fire Walls (S)		\$ -
Interior Environment (H)		\$ 1,446,900
Int. Doors & Hardware		\$ 708,900
Interior Stairs (S)		\$ -
Elevators, Lifts (H)		\$ -
Interior Electrical (H)		\$ 90,000
Int. Lighting Fixtures		\$ -
Comm. Systems (H)		\$ -
Swimming Pool	-	\$ -
Interior Floors		\$ -
Building Envelope (S)		\$ 524,883
Exterior Doors		\$ 45,000
Ext. Stairs & Ramps (S)		\$ 18,200
Fire Escapes (S)		\$ -
Windows		\$ 1,421,000
Roofs and Skylights		\$ 1,736,000
Plumbing Systems (H)		\$ 55,000
Plumbing Fixtures		\$ -
Heating Plant (H)		\$ 450,000
Air Conditioning		\$ 600,000
HVAC Distribution (H)		\$ 500,000
HVAC Controls (H)		\$ -
Fire Safety Systems (H)		\$ -
Emerg. Lighting & Power (H)		\$ -
ADA Accessibility (H)		\$ 55,000

KEY:

	Satisfactory
	Poor
	Unsatisfactory

Overall Building Rating  Satisfactory

Riverside HS	
Direct Construction Costs	\$ 7,878,403
Escalation (4% annual)	\$ 868,959
General Conditions (10%)	\$ 874,736
Contingency (10%)	\$ 962,210
Other Project Costs (12%)	\$ 1,270,117
Total	\$ 11,854,425

Gross Square Footage	125,880
Cost per SF	\$ 94



Yonkers Public Schools
2020 Building Conditions Survey/Five Year Plan
Projects Summary

Riverside High School				
Bldg.	Project	Description	Year	Project Costs
0102	1	Roofing Replacement and Masonry Repairs All the roofing at this School has reached the end of functional life and should be replaced as soon as possible; Masonry repairs and work - 2021 Project	2021	\$3,186,506
0102	2	Toilet Rooms Renovate Toilet rooms, addition of two ADA toilet rooms	2021	\$563,763
0102	3	Sitework Replace fuel oil + diesel tanks; Resurface asphalt at W side	2022	\$360,173
0102	4	Exterior Envelope Complete window replacement; Select replacement of exterior doors; Add rescue assistance stations to stairwells	2022	\$2,229,458
0102	5	Interior Renovations Select ceiling replacement; Select locker replacement	2023	\$1,595,911
0102	6	Interior Door Replacement Replacement of Classroom, Secondary and Smoke doors	2024	\$1,123,885
0102	7	MEP Infrastructure Improvements Chiller and cooling tower replacement; Hot water boiler replacement; Replacement of eight (8) air handlers; Replacement of five (5) heating and ventilation units	2025	\$2,794,730
0102		Riverside High School		\$11,854,425

Yonkers Public Schools

2020 Building Conditions Survey/Five Year Plan

2020 Conditions Summary

Building Name	Montessori
SED Number	0106
Category	Rating/Cost
Site Utilities (H)	\$ 50,000
Site Drainage	\$ 3,000
Other Site Features	\$ 1,450,447
Structure & Fire Walls (S)	\$ -
Interior Environment (H)	\$ 5,370,000
Int. Doors & Hardware	\$ 72,000
Interior Stairs (S)	\$ 138,000
Elevators, Lifts (H)	\$ 150,000
Interior Electrical (H)	\$ 55,000
Int. Lighting Fixtures	\$ -
Comm. Systems (H)	\$ 200,000
Swimming Pool	- \$ -
Interior Floors	\$ 2,349,900
Building Envelope (S)	\$ 2,720
Exterior Doors	\$ 2,500
Ext. Stairs & Ramps (S)	\$ 71,132
Fire Escapes (S)	\$ -
Windows	\$ 816,000
Roofs and Skylights	\$ 2,891,470
Plumbing Systems (H)	\$ 105,000
Plumbing Fixtures	\$ 1,344,000
Heating Plant (H)	\$ 1,700,000
Air Conditioning	\$ -
HVAC Distribution (H)	\$ 3,052,500
HVAC Controls (H)	\$ 190,000
Fire Safety Systems (H)	\$ -
Emerg. Lighting & Power (H)	\$ -
ADA Accessibility (H)	\$ 227,000

KEY:

	Satisfactory
	Poor
	Unsatisfactory

Overall Building Rating Unsatisfactory

	Montessori Academy
Direct Construction Costs	\$ 20,240,669
Escalation (4% annual)	\$ 2,965,711
General Conditions (10%)	\$ 2,320,638
Contingency (10%)	\$ 2,552,702
Other Project Costs (12%)	\$ 3,369,566
Total	\$ 31,449,286
Gross Square Footage	231,115
Cost per SF	\$ 136






























Yonkers Public Schools
 2020 Building Conditions Survey/Five Year Plan
Projects Summary

Yonkers Montessori Academy				
Bldg.	Project	Description	Year	Project Costs
0106	1	Building Envelope Replace original windows and minor repointing/repair, roof repairs	2022	\$5,417,084
0106	2	Sitework Resurface asphalt parking lot, conc. walk and curb, rehab playfield lawn	2022	\$2,236,170
0106	3	High Priority Repairs/Maintenance 20 HVAC and 12 air handling units on roof, UV	2023	\$4,413,183
0106	4	Interior Renovations Abate ceilings and floors, VCT and ACT, ADA toilet rooms, casework	2024	\$15,198,998
0106	5	MEP Infrastructure Improvements Steam + HW boiler replacement, pneumatic controls	2025	\$4,183,850
0106	Yonkers Montessori Academy			\$31,449,286




Yonkers Public Schools


2020 Building Conditions Survey/Five Year Plan

2020 Conditions Summary

Building Name	Roosevelt HS	
SED Number	0201	
Category	Rating/Cost	
Site Utilities (H)		\$ -
Site Drainage		\$ 1,250
Other Site Features		\$ 763,256
Structure & Fire Walls (S)		\$ 260,000
Interior Environment (H)		\$ 4,886,881
Int. Doors & Hardware		\$ 751,500
Interior Stairs (S)		\$ 165,000
Elevators, Lifts (H)		\$ 120,000
Interior Electrical (H)		\$ 48,000
Int. Lighting Fixtures		\$ 240,000
Comm. Systems (H)		\$ 660,000
Swimming Pool	-	\$ -
Interior Floors		\$ 2,011,600
Building Envelope (S)		\$ 45,450
Exterior Doors		\$ -
Ext. Stairs & Ramps (S)		\$ 48,810
Fire Escapes (S)		\$ -
Windows		\$ -
Roofs and Skylights		\$ 519,000
Plumbing Systems (H)		\$ 33,000
Plumbing Fixtures		\$ -
Heating Plant (H)		\$ 770,000
Air Conditioning		\$ -
HVAC Distribution (H)		\$ 2,915,000
HVAC Controls (H)		\$ 250,000
Fire Safety Systems (H)		\$ 305,000
Emerg. Lighting & Power (H)		\$ 310,000
ADA Accessibility (H)		\$ 1,259,000

KEY:

	Satisfactory
	Poor
	Unsatisfactory

Overall Building Rating  Unsatisfactory

	Roosevelt HS
Direct Construction Costs	\$ 16,362,747
Escalation (4% annual)	\$ 2,236,895
General Conditions (10%)	\$ 1,859,964
Contingency (10%)	\$ 2,045,961
Other Project Costs (12%)	\$ 2,700,668
Total	\$ 25,206,234

Gross Square Footage	203,450
Cost per SF	\$ 124






























Yonkers Public Schools
2020 Building Conditions Survey/Five Year Plan
Projects Summary

Early College High School (Roosevelt)				
Bldg.	Project	Description	Year	Project Costs
0201	1	High Priority Ventilation Replace approximately 45 Unit Ventilators and integrate with new building controls system.	2022	\$513,025
0201	2	Exterior Envelope Reconstruct Main Entrance for ADA; Repairs to conc walls and walks	2022	\$138,165
0201	3	MEP Infrastructure Improvements Replace six (6) supply/return-relief air handling units and two (4) exhaust fans and integrate with new building controls system; Replace old boilers and integrate with new building control system; Upgrade public address system and clocks throughout the school; Replace all Heating / Hot Water pumps and integrate with new building controls system; Upgrade to DDC for all remaining mechanical systems; Upgrade fire alarm system throughout	2022	\$7,594,229
0201	4	Auditorium Renovation Replace seating; Restore balcony; Repair and repaint walls; Reconstruct stair enclosure	2023	\$1,978,692
0201	5	Roof Replacement + Repairs Select roof replacements at areas A, HH, and KK; Repairs to missing caps and flashings; Install snow guards	2023	\$791,172
0201	6	Interior Renovations Renovate toilet rooms; Replace classroom casework; Install rescue stations in stairwells; Replace / abate select flooring; Replace select ceiling; Replace all lockers; Renovate Cafeteria / Kitchen; Provide new two stop elevator at gym lobby; Provide ADA lifts, ramps throughout; Provide two (2) new five (5) stop elevator at Main Entrance and at Stair B; Replacement of select doors (Classroom, secondary, smoke and cross corridor)	2024	\$12,930,430
0201	7	Sitework Repave W parking lot; Repave Main entrance; Repave south driveway and gym parking lot; Refurbish conc bleachers; Establish plan for courtyard use and refurbish entire space	2025	\$1,260,524
0201	Early College High School (Roosevelt)			\$25,206,234




Yonkers Public Schools

2020 Building Conditions Survey/Five Year Plan

2020 Conditions Summary

Building Name	Lincoln HS	
SED Number	0202	
Category	Rating/Cost	
Site Utilities (H)		\$ 405,000
Site Drainage		\$ 21,086
Other Site Features		\$ 1,512,558
Structure & Fire Walls (S)		\$ -
Interior Environment (H)		\$ 3,111,850
Int. Doors & Hardware		\$ 1,001,800
Interior Stairs (S)		\$ -
Elevators, Lifts (H)		\$ -
Interior Electrical (H)		\$ 315,000
Int. Lighting Fixtures		\$ 2,357,200
Comm. Systems (H)		\$ -
Swimming Pool	-	\$ -
Interior Floors		\$ 485,000
Building Envelope (S)		\$ 767,571
Exterior Doors		\$ -
Ext. Stairs & Ramps (S)		\$ 316,925
Fire Escapes (S)		\$ -
Windows		\$ 34,350
Roofs and Skylights		\$ -
Plumbing Systems (H)		\$ -
Plumbing Fixtures		\$ -
Heating Plant (H)		\$ -
Air Conditioning		\$ -
HVAC Distribution (H)		\$ 1,505,000
HVAC Controls (H)		\$ -
Fire Safety Systems (H)		\$ 1,077,000
Emerg. Lighting & Power (H)		\$ -
ADA Accessibility (H)		\$ 474,100

KEY:

	Satisfactory
	Poor
	Unsatisfactory

Overall Building Rating  Unsatisfactory

	Lincoln HS
Direct Construction Costs	\$ 13,384,440
Escalation (4% annual)	\$ 2,267,170
General Conditions (10%)	\$ 1,565,161
Contingency (10%)	\$ 1,721,677
Other Project Costs (12%)	\$ 2,272,614
Total	\$ 21,211,062

Gross Square Footage 252,410
 Cost per SF \$ 84






























Yonkers Public Schools
2020 Building Conditions Survey/Five Year Plan
Projects Summary

Lincoln High School				
Bldg.	Project	Description	Year	Project Costs
0202	1	Auditorium Rehab Fully Renovate Auditorium	2021	\$1,888,607
0202	2	Sitework - Conc. Bleachers Rebuild conc grandstand, steps, make ADA accessible	2021	\$140,941
0202	3	ADA Mandates Renovate toilet rooms for ADA; Renovate Nurse and Admin office area for ADA; Replace existing door hardware with ADA compliant sets (weigh in conjunction with door replacement project, as part of Project 7)	2021	\$668,200
0202	4	High Priority Ventilation Install new dedicated central outdoor air system to be ducted to each classroom or install new unit ventilators in all classroom; There are seventeen (17) unit ventilators in need of replacement. Replace all unit ventilators; There are approximately (33) exhaust fans of different types throughout the school. Replace these thirty-three (33) fans.	2022	\$1,216,601
0202	5	Sitework Rebuild asphalt driveway, full depth replacement, add/repair drainage system, N & W side of bldg.; Replace conc retaining wall, railing, repave adjoining asphalt driveway (i.e.. Reconstruct N driveway); Replace fuel oil tank; Repave asphalt in district vehicle compound, W side; Rebuild lawn areas incl heavy aeration, E side; Install backflow preventers three (3) on domestic service and two (2) on fire service.	2023	\$2,388,567
0202	6	Exterior Envelope Select brick repointing; Replace select lintels; Replace attached modular facility office units	2024	\$1,306,436
0202	7	Interior Renovations Replace all interior classroom and secondary doors; Resurface asphalt parking lot, south side; Reconstruct concrete retaining wall & 2 sets of steps, south side	2025	\$6,290,565
0202	8	MEP Infrastructure Improvements Replace existing fin tube; Majority of classroom lighting fixtures should be replaced; Upgrade entire FA system/panel/ devices	2025	\$7,311,144
0202	Lincoln High School			\$21,211,062




Yonkers Public Schools

2020 Building Conditions Survey/Five Year Plan

2020 Conditions Summary

Building Name	Gorton HS	
SED Number	0204	
Category	Rating/Cost	
Site Utilities (H)		\$ 30,000
Site Drainage		\$ 9,000
Other Site Features		\$ 1,062,908
Structure & Fire Walls (S)		\$ -
Interior Environment (H)		\$ 5,001,320
Int. Doors & Hardware		\$ 615,000
Interior Stairs (S)		\$ 200,000
Elevators, Lifts (H)		\$ -
Interior Electrical (H)		\$ 35,000
Int. Lighting Fixtures		\$ 422,770
Comm. Systems (H)		\$ 575,000
Swimming Pool	-	\$ -
Interior Floors		\$ 613,575
Building Envelope (S)		\$ 10,000
Exterior Doors		\$ -
Ext. Stairs & Ramps (S)		\$ 12,180
Fire Escapes (S)		\$ -
Windows		\$ 1,335,000
Roofs and Skylights		\$ 808,000
Plumbing Systems (H)		\$ 105,000
Plumbing Fixtures		\$ 1,424,000
Heating Plant (H)		\$ 1,300,000
Air Conditioning		\$ 20,000
HVAC Distribution (H)		\$ 755,000
HVAC Controls (H)		\$ -
Fire Safety Systems (H)		\$ 680,000
Emerg. Lighting & Power (H)		\$ 280,000
ADA Accessibility (H)		\$ 2,204,800

KEY:

	Satisfactory
	Poor
	Unsatisfactory

Overall Building Rating  Unsatisfactory

Gorton HS	
Direct Construction Costs	\$ 17,498,553
Escalation (4% annual)	\$ 2,104,269
General Conditions (10%)	\$ 1,960,282
Contingency (10%)	\$ 2,156,310
Other Project Costs (12%)	\$ 2,846,330
Total	\$ 26,565,745

Gross Square Footage	165,870
Cost per SF	\$ 160






























Yonkers Public Schools
2020 Building Conditions Survey/Five Year Plan
Projects Summary

Gorton High School				
Bldg.	Project	Description	Year	Project Costs
0204	1	High Priority Ventilation Replace six (6) H&V units throughout the building; Replace thirteen (13) supply air & return/exhaust air fans throughout the building; Replace 21 Nesbitt Unit Ventilators serving the various areas; Replace thirty five (35) utility and mushroom exhaust fans throughout the school	2021	\$1,064,103
0204	2	MEP Infrastructure Improvements Replace three (3) 300 HP Titusville Low Pressure Steam Fire Tube boilers; Replace clock and PA systems; Provide additional FA pull stations; Provide additional smoke/ CO detection; Upgrade emergency lighting	2022	\$5,220,787
0204	3	Interior Renovations Construct five (5) stop elevator near gym; Construct three (3) lifts at interior stairs; Replace all lockers; Replace classroom casework; Replace select flooring; Replace select ceilings; Renovate Faculty and Nurse Office; Renovate non-compliant underground classrooms, corridors, and stair access; Gut renovate boys and girls locker rooms including team rooms and offices	2023	\$15,114,117
0204	4	Exterior Envelope Limited brick repointing; Replace all windows	2023	\$2,068,906
0204	5	Roof Replacement Replace bitumen roofs L and N. Work is in design for 2021.	2024	\$1,280,997
0204	6	Sitework Replace fuel oil tank; Replace entire grandstand (wood + metal) with new alum grandstand; Rebuild running track; Repave asphalt lot	2025	\$1,816,835
0204		Gorton High School		\$26,565,745




Yonkers Public Schools

2020 Building Conditions Survey/Five Year Plan

2020 Conditions Summary

Building Name	Enrico Fermi	
SED Number	0205	
Category	Rating/Cost	
Site Utilities (H)		\$ -
Site Drainage		\$ 1,500
Other Site Features		\$ 106,451
Structure & Fire Walls (S)		\$ -
Interior Environment (H)		\$ 305,670
Int. Doors & Hardware		\$ 841,500
Interior Stairs (S)		\$ -
Elevators, Lifts (H)		\$ -
Interior Electrical (H)		\$ 37,000
Int. Lighting Fixtures		\$ 1,334,000
Comm. Systems (H)		\$ -
Swimming Pool	-	\$ -
Interior Floors		\$ 101,000
Building Envelope (S)		\$ 76,428
Exterior Doors		\$ -
Ext. Stairs & Ramps (S)		\$ 452,000
Fire Escapes (S)		\$ -
Windows		\$ 3,900,000
Roofs and Skylights		\$ 20,000
Plumbing Systems (H)		\$ 97,500
Plumbing Fixtures		\$ 402,500
Heating Plant (H)		\$ 2,820,000
Air Conditioning		\$ 60,000
HVAC Distribution (H)		\$ 2,720,000
HVAC Controls (H)		\$ 320,000
Fire Safety Systems (H)		\$ -
Emerg. Lighting & Power (H)		\$ 35,000
ADA Accessibility (H)		\$ 625,000

KEY:

	Satisfactory
	Poor
	Unsatisfactory

Overall Building Rating  Unsatisfactory

	Enrico Fermi
Direct Construction Costs	\$ 14,255,549
Escalation (4% annual)	\$ 1,966,917
General Conditions (10%)	\$ 1,622,247
Contingency (10%)	\$ 1,784,471
Other Project Costs (12%)	\$ 2,355,502
Total	\$ 21,984,685

Gross Square Footage 116,800
 Cost per SF \$ 188






























Yonkers Public Schools
 2020 Building Conditions Survey/Five Year Plan
Projects Summary

Enrico Fermi School				
Bldg.	Project	Description	Year	Project Costs
0205	1	Interior Lighting Replace light fixtures (installed 1992); Provide occupancy sensors in corridors; Replace occupancy sensors in select classrooms	2021	\$1,880,150
0205	2	High Priority Ventilation Replace existing unit ventilators with new ventilation systems (61)	2022	\$4,030,907
0205	3	Stair Bridge Repair concrete stair egress bridge leading from Stair 1 to Poplar St.	2022	\$659,603
0205	4	Exterior Envelope Limited stone repointing; Minor repairs to conc walls	2023	\$119,557
0205	5	Windows Replace all windows; Abate window caulking; Provide window treatments	2023	\$5,945,221
0205	6	Interior Renovations ADA Upgrades: Add elevator and accessible toilets; Replace all classroom doors; Replace all secondary doors; Replace all smoke doors; Correct exit path - classroom into stairwell; Replace select ceiling	2024	\$3,001,417
0205	7	MEP Infrastructure Improvements Replace existing central station air handler units (5); Replace existing exhaust fans (12); Replace existing HVAC control system with direct digital type; Provide backflow preventer on domestic water service and on boiler CW makeup	2025	\$6,169,840
0205	8	Sitework Repave asphalt surfaces; Resurface asphalt play areas; Replace CL fences	2025	\$177,990
0205	Enrico Fermi School			\$21,984,685




Yonkers Public Schools

2020 Building Conditions Survey/Five Year Plan

2020 Conditions Summary

Building Name	Saunders	
SED Number	0206	
Category	Rating/Cost	
Site Utilities (H)		\$ 415,000
Site Drainage		\$ 1,500
Other Site Features		\$ 398,791
Structure & Fire Walls (S)		\$ -
Interior Environment (H)		\$ 1,559,370
Int. Doors & Hardware		\$ 440,500
Interior Stairs (S)		\$ -
Elevators, Lifts (H)		\$ -
Interior Electrical (H)		\$ 33,000
Int. Lighting Fixtures		\$ -
Comm. Systems (H)		\$ -
Swimming Pool	-	\$ -
Interior Floors		\$ 1,156,943
Building Envelope (S)		\$ 17,310
Exterior Doors		\$ 8,000
Ext. Stairs & Ramps (S)		\$ -
Fire Escapes (S)		\$ -
Windows		\$ 922,000
Roofs and Skylights		\$ 2,478,000
Plumbing Systems (H)		\$ -
Plumbing Fixtures		\$ -
Heating Plant (H)		\$ 550,000
Air Conditioning		\$ 10,000
HVAC Distribution (H)		\$ 176,000
HVAC Controls (H)		\$ -
Fire Safety Systems (H)		\$ 90,000
Emerg. Lighting & Power (H)		\$ -
ADA Accessibility (H)		\$ -

KEY:

	Satisfactory
	Poor
	Unsatisfactory

Overall Building Rating  Unsatisfactory

	Saunders
Direct Construction Costs	\$ 8,256,414
Escalation (4% annual)	\$ 1,079,472
General Conditions (10%)	\$ 933,589
Contingency (10%)	\$ 1,026,947
Other Project Costs (12%)	\$ 1,355,571
Total	\$ 12,651,992

Gross Square Footage	226,530
Cost per SF	\$ 56






























Yonkers Public Schools
 2020 Building Conditions Survey/Five Year Plan
Projects Summary

Saunders Trade/Tech High School				
Bldg.	Project	Description	Year	Project Costs
0206	1	Roof Replacement Replace gravel surfaced built up roofing; Provide access ladders; Repairs to roof masonry	2021	\$3,492,513
0206	2	MEP Priority Replace six (6) unit ventilators that are past useful life expectancy and sixteen (16) unit ventilators that are not functioning or leaking; Replace one (1) split AC system; Replace two (2) Cleaver Brooks hot water boilers	2022	\$1,078,817
0206	3	Sitework Replace select conc curbs; Replace select conc sidewalks;	2022	\$255,473
0206	4	Window Replacement Replace all aluminum double hung windows; Provide window treatments	2023	\$1,405,511
0206	5	Exterior Envelope Limited brick repointing; Limited lintel repairs	2023	\$38,583
0206	6	Fuel Oil Tank Replace fuel oil tank;	2023	\$533,545
0206	7	Softball + Baseball Fields Replace Field with Turf, Replace Track and Fencing	2023	\$344,518
0206	8	MEP Infrastructure Improvements Provide additional visual notification FA devices; Provide additional CO detector coverage; Provide rescue assistance stations; Provide backflow preventer on domestic water and sprinkler service	2024	\$298,054
0206	9	Interior Renovations Replace / abate select flooring; Replace select ceiling; Replace all classroom doors; Replace all secondary doors; Upgrade Science labs; Replace select classroom casework; Replace all lockers	2025	\$5,204,978
0206	Saunders Trade/Tech High School			\$12,651,992




Yonkers Public Schools

2020 Building Conditions Survey/Five Year Plan

2020 Conditions Summary

Building Name	Yonkers MS-HS	
SED Number	0208	
Category	Rating/Cost	
Site Utilities (H)		\$ 60,000
Site Drainage		\$ -
Other Site Features		\$ 102,156
Structure & Fire Walls (S)		\$ -
Interior Environment (H)		\$ 2,830,515
Int. Doors & Hardware		\$ 79,200
Interior Stairs (S)		\$ -
Elevators, Lifts (H)		\$ -
Interior Electrical (H)		\$ 290,000
Int. Lighting Fixtures		\$ 19,025
Comm. Systems (H)		\$ 1,012,000
Swimming Pool	-	\$ -
Interior Floors		\$ 271,680
Building Envelope (S)		\$ 219,575
Exterior Doors		\$ -
Ext. Stairs & Ramps (S)		\$ 18,175
Fire Escapes (S)		\$ -
Windows		\$ -
Roofs and Skylights		\$ 3,000
Plumbing Systems (H)		\$ 20,000
Plumbing Fixtures		\$ 10,800
Heating Plant (H)		\$ 1,000,000
Air Conditioning		\$ -
HVAC Distribution (H)		\$ 5,000
HVAC Controls (H)		\$ -
Fire Safety Systems (H)		\$ 20,000
Emerg. Lighting & Power (H)		\$ -
ADA Accessibility (H)		\$ 292,400

KEY:

	Satisfactory
	Poor
	Unsatisfactory

Overall Building Rating  Unsatisfactory

	Yonkers MS-HS
Direct Construction Costs	\$ 6,253,526
Escalation (4% annual)	\$ 690,184
General Conditions (10%)	\$ 694,371
Contingency (10%)	\$ 763,808
Other Project Costs (12%)	\$ 1,008,227
Total	\$ 9,410,116

Gross Square Footage 272,000
 Cost per SF \$ 35






























Yonkers Public Schools
 2020 Building Conditions Survey/Five Year Plan
Projects Summary

Yonkers Middle/High School				
Bldg.	Project	Description	Year	Project Costs
0208	1	MEP Priority Replace PA system and clock system; Provide hardwired CO detectors in Science rooms into FA system; Provide backflow preventer on the domestic water service	2021	\$1,472,831
0208	2	Boiler Replacement Replace three (3) Industrial Combustion hot water boilers	2022	\$1,465,784
0208	3	Interior Renovations Replace select ceilings; Replace select flooring; Renovate Science Rooms; Replace all lockers; Provide rescue assistance stations in stairwells; Replace lockers and benches in all locker rooms	2023	\$5,295,508
0208	4	Sitework Replace fuel oil tanks; Replace select conc sidewalk and curb sections; Replace select CL fences; Resurface asphalt driveway at Main Entrance	2023	\$247,193
0208	5	Exterior Envelope General brick cleaning and repointing; Repairs to select stairs; Repairs to Gym Soffit; Provide new soffit at Main and Entry canopy	2024	\$381,683
0208	6	MEP Infrastructure Improvements Replace panelboards; Provide additional duplex outlets for convenience in classrooms	2025	\$547,116
0208	Yonkers Middle/High School			\$9,410,116




Yonkers Public Schools

2020 Building Conditions Survey/Five Year Plan

2020 Conditions Summary

Building Name	MLK Jr
SED Number	0233
Category	Rating/Cost
Site Utilities (H)	 \$ 200,000
Site Drainage	 \$ -
Other Site Features	 \$ 448,916
Structure & Fire Walls (S)	 \$ -
Interior Environment (H)	 \$ 1,875,855
Int. Doors & Hardware	 \$ 499,000
Interior Stairs (S)	 \$ 72,000
Elevators, Lifts (H)	 \$ -
Interior Electrical (H)	 \$ 548,000
Int. Lighting Fixtures	 \$ 1,012,000
Comm. Systems (H)	 \$ 155,000
Swimming Pool	- \$ -
Interior Floors	 \$ 545,100
Building Envelope (S)	 \$ 32,432
Exterior Doors	 \$ -
Ext. Stairs & Ramps (S)	 \$ -
Fire Escapes (S)	 \$ -
Windows	 \$ 2,126,400
Roofs and Skylights	 \$ 1,662,500
Plumbing Systems (H)	 \$ 100,000
Plumbing Fixtures	 \$ 60,000
Heating Plant (H)	 \$ 1,200,000
Air Conditioning	 \$ 18,000
HVAC Distribution (H)	 \$ 1,346,000
HVAC Controls (H)	 \$ 400,000
Fire Safety Systems (H)	 \$ -
Emerg. Lighting & Power (H)	 \$ 150,000
ADA Accessibility (H)	 \$ 381,600

KEY:

	Satisfactory
	Poor
	Unsatisfactory

Overall Building Rating  Unsatisfactory

	MLK Jr
Direct Construction Costs	\$ 12,832,803
Escalation (4% annual)	\$ 1,818,562
General Conditions (10%)	\$ 1,465,136
Contingency (10%)	\$ 1,611,650
Other Project Costs (12%)	\$ 2,127,378
Total	\$ 19,855,530

Gross Square Footage	65,650
Cost per SF	\$ 302






























Yonkers Public Schools
 2020 Building Conditions Survey/Five Year Plan
Projects Summary

Martin Luther King, Jr.				
Bldg.	Project	Description	Year	Project Costs
0233	1	High Priority Repairs/Maintenance 3 air handlers, 23 UV, 12 exhaust fans	2021	\$1,868,875
0233	2	MEP Infrastructure Improvements Replace 2 HW boilers, elec panels, LED lighting	2022	\$5,662,325
0233	3	Sitework Reconstruct conc patio, repair conc walks, resurface asphalt parking lot	2023	\$728,165
0233	4	Interior Renovation Interior doors + hdwr, abate VAT, install VCT, ACT, casework	2024	\$5,485,386
0233	5	Building Envelope Replace all roofing, minor repointing/repair	2025	\$6,110,779
0233	Martin Luther King, Jr.			\$19,855,530




Yonkers Public Schools

2020 Building Conditions Survey/Five Year Plan

2020 Conditions Summary

Building Name	WB Thompson	
SED Number	0302	
Category	Rating/Cost	
Site Utilities (H)		\$ 115,000
Site Drainage		\$ 1,300
Other Site Features		\$ 526,080
Structure & Fire Walls (S)		\$ 6,000
Interior Environment (H)		\$ 421,340
Int. Doors & Hardware		\$ 311,900
Interior Stairs (S)		\$ 88,000
Elevators, Lifts (H)		\$ -
Interior Electrical (H)		\$ 576,000
Int. Lighting Fixtures		\$ -
Comm. Systems (H)		\$ 115,000
Swimming Pool	-	\$ -
Interior Floors		\$ 61,389
Building Envelope (S)		\$ 50,000
Exterior Doors		\$ -
Ext. Stairs & Ramps (S)		\$ 36,425
Fire Escapes (S)		\$ -
Windows		\$ 284,350
Roofs and Skylights		\$ 82,000
Plumbing Systems (H)		\$ 125,000
Plumbing Fixtures		\$ 23,500
Heating Plant (H)		\$ -
Air Conditioning		\$ -
HVAC Distribution (H)		\$ 2,325,000
HVAC Controls (H)		\$ -
Fire Safety Systems (H)		\$ -
Emerg. Lighting & Power (H)		\$ -
ADA Accessibility (H)		\$ 400,000

KEY:

	Satisfactory
	Poor
	Unsatisfactory

Overall Building Rating  Unsatisfactory

	WB Thompson
Direct Construction Costs	\$ 5,548,284
Escalation (4% annual)	\$ 698,595
General Conditions (10%)	\$ 624,688
Contingency (10%)	\$ 687,157
Other Project Costs (12%)	\$ 907,047
Total	\$ 8,465,770

Gross Square Footage 86,000
 Cost per SF \$ 98






























Yonkers Public Schools
2020 Building Conditions Survey/Five Year Plan
Projects Summary

William Boyce Thompson School				
Bldg.	Project	Description	Year	Project Costs
0302	1	High Priority Ventilation Remove all unit ventilators. Install roof mounted energy recovery ventilators ducted to all classrooms and offices that require ventilation.	2022	\$1,942,164
0302	2	Sitework Replace conc walks at front; Replace fuel oil tank; Resurface asphalt parking lot and driveways	2022	\$941,591
0302	3	MEP Infrastructure Improvements Replacement of the existing Main Distribution Board; Retrofit panelboards; Remove UVs in Gym and replace with two new air handlers; Provide roof mounted ERU to Cafeteria; Provide additional receptacles for classroom convenience	2023	\$2,804,163
0302	4	Interior Renovations Add Elevator and 2 lifts to make an accessible interior route; Complete abatement and replacement of plaster ceiling; Provide ADA hdwr to existing doors; Replace select ceilings; Replace select flooring	2024	\$2,334,694
0302	5	Exterior Envelope Select window replacement; Reset marble panels at exterior; Replace original curtainwall at Auditorium; Replace cap flashings; Provide chimneys with new metal caps and flashings; Replace conc steps	2025	\$443,158
0302	William Boyce Thompson School			\$8,465,770




Yonkers Public Schools

2020 Building Conditions Survey/Five Year Plan

2020 Conditions Summary

Building Name	Palisades Prep	
SED Number	0307	
Category	Rating/Cost	
Site Utilities (H)		\$ -
Site Drainage		\$ 5,350
Other Site Features		\$ 72,254
Structure & Fire Walls (S)		\$ 192,000
Interior Environment (H)		\$ 846,000
Int. Doors & Hardware		\$ 659,400
Interior Stairs (S)		\$ 172,000
Elevators, Lifts (H)		\$ -
Interior Electrical (H)		\$ -
Int. Lighting Fixtures		\$ -
Comm. Systems (H)		\$ -
Swimming Pool	-	\$ -
Interior Floors		\$ 46,000
Building Envelope (S)		\$ 15,600
Exterior Doors		\$ 12,200
Ext. Stairs & Ramps (S)		\$ 9,965
Fire Escapes (S)		\$ -
Windows		\$ 1,200,000
Roofs and Skylights		\$ 729,125
Plumbing Systems (H)		\$ -
Plumbing Fixtures		\$ -
Heating Plant (H)		\$ -
Air Conditioning		\$ 15,000
HVAC Distribution (H)		\$ 620,000
HVAC Controls (H)		\$ -
Fire Safety Systems (H)		\$ 6,000
Emerg. Lighting & Power (H)		\$ -
ADA Accessibility (H)		\$ 69,000

KEY:

	Satisfactory
	Poor
	Unsatisfactory

Overall Building Rating  Unsatisfactory

	Palisades Prep
Direct Construction Costs	\$ 4,669,894
Escalation (4% annual)	\$ 467,876
General Conditions (10%)	\$ 513,777
Contingency (10%)	\$ 565,155
Other Project Costs (12%)	\$ 746,004
Total	\$ 6,962,705

Gross Square Footage	140,000
Cost per SF	\$ 50




























Yonkers Public Schools
 2020 Building Conditions Survey/Five Year Plan
Projects Summary

Palisades Prep Academy				
Bldg.	Project	Description	Year	Project Costs
0307	1	Roof Replacement Replace all sections of EPDM installed in 1999	2021	\$1,020,588
0307	2	High Priority Ventilation Replace 49 unit ventilators with supply fan and damper issues; Replace approximately 32 exhaust fans located throughout building and roof; Replace six (6) split system condensing units and fan coil/air handling units throughout; Replace three (3) rooftop McQuay rooftop units; Replace four (4) H&V units throughout the building and roof	2022	\$908,786
0307	3	Windows Replace Kalwall with operable windows at all original window openings	2022	\$1,758,941
0307	4	Interior Renovations Replace all interior doors and hardware; Renovate locker and team rooms; Replace classroom casework; Replace electromagnetic hold opens	2023	\$2,732,363
0307	5	Sitework Replace CL fences throughout; Repave basketball court; Replace conc sidewalk at N side	2024	\$123,032
0307	6	Exterior Envelope Parge entire wall surface, W side; Scrape/repaint canopy; Replace select exterior doors	2024	\$67,799
0307	7	MEP Infrastructure Improvements Replace one (1) make up air unit located on the roof; Provide hardwired CO detectors in Science rooms tied directly to FA system	2025	\$34,625
0307	8	Rebuild Classrooms to eliminate balcony steps Reconstruct balcony classrooms 201 and 202 to eliminate step and windows	2025	\$316,571
0307	Palisades Prep Academy			\$6,962,705




Yonkers Public Schools

2020 Building Conditions Survey/Five Year Plan

2020 Conditions Summary

Building Name	Paideia 15
SED Number	0308
Category	Rating/Cost
Site Utilities (H)	 \$ -
Site Drainage	 \$ 1,500
Other Site Features	 \$ 94,417
Structure & Fire Walls (S)	 \$ -
Interior Environment (H)	 \$ 573,955
Int. Doors & Hardware	 \$ 43,200
Interior Stairs (S)	 \$ -
Elevators, Lifts (H)	 \$ -
Interior Electrical (H)	 \$ 90,000
Int. Lighting Fixtures	 \$ 10,000
Comm. Systems (H)	 \$ 70,000
Swimming Pool	- \$ -
Interior Floors	 \$ 115,500
Building Envelope (S)	 \$ 3,000
Exterior Doors	 \$ -
Ext. Stairs & Ramps (S)	 \$ 30,000
Fire Escapes (S)	 \$ -
Windows	 \$ 6,000
Roofs and Skylights	 \$ -
Plumbing Systems (H)	 \$ -
Plumbing Fixtures	 \$ -
Heating Plant (H)	 \$ 8,000
Air Conditioning	 \$ 65,000
HVAC Distribution (H)	 \$ 75,000
HVAC Controls (H)	 \$ -
Fire Safety Systems (H)	 \$ -
Emerg. Lighting & Power (H)	 \$ 60,000
ADA Accessibility (H)	 \$ -

KEY:

	Satisfactory
	Poor
	Unsatisfactory

Overall Building Rating  Satisfactory

	Paideia 15
Direct Construction Costs	\$ 1,245,572
Escalation (4% annual)	\$ 141,802
General Conditions (10%)	\$ 138,737
Contingency (10%)	\$ 152,611
Other Project Costs (12%)	\$ 201,447
Total	\$ 1,880,169

Gross Square Footage 75,000
 Cost per SF \$ 25






























Yonkers Public Schools
 2020 Building Conditions Survey/Five Year Plan
Projects Summary

Paideia School 15				
Bldg.	Project	Description	Year	Project Costs
0308	1	MEP Infrastructure Improvements Connect existing light fixtures to emergency panel; New CCTV system; Provide ducted energy recovery unit to server Parent Center, Resource, and Reading room; Provide emergency boiler shut-off switches at boiler room doors; New receptacles for convenience and pc's for classrooms	2022	\$554,066
0308	2	Exterior Envelope Limited masonry repointing; Resetting stone caps at Manhattan Ave entrance; Replace metal sun shades	2022	\$57,166
0308	3	Interior Renovations Renovate to provide Science classrooms per program; Select Replacement of ceilings; Replacement of select doors; Replacement of select failed door hardware; Add wood strip gym floor w/ sleepers	2023	\$1,116,871
0308	4	Sitework Resurface asphalt parking lots; Rebuild baseball infield; Repair loading dock leveling mechanism; Replace section of concrete walk; Rebuild upper terrace, W side, which is missing pavers and plants	2024	\$152,066
0308	Paideia School 15			\$1,880,169




Yonkers Public Schools

2020 Building Conditions Survey/Five Year Plan

2020 Conditions Summary

Building Name	Cesar Chavez	
SED Number	0311	
Category	Rating/Cost	
Site Utilities (H)		\$ 65,000
Site Drainage		\$ 104,250
Other Site Features		\$ 276,279
Structure & Fire Walls (S)		\$ 15,000
Interior Environment (H)		\$ 377,045
Int. Doors & Hardware		\$ -
Interior Stairs (S)		\$ 9,000
Elevators, Lifts (H)		\$ -
Interior Electrical (H)		\$ 225,000
Int. Lighting Fixtures		\$ 3,150
Comm. Systems (H)		\$ 12,000
Swimming Pool	-	\$ -
Interior Floors		\$ -
Building Envelope (S)		\$ 15,000
Exterior Doors		\$ 2,500
Ext. Stairs & Ramps (S)		\$ 20,500
Fire Escapes (S)		\$ -
Windows		\$ 6,000
Roofs and Skylights		\$ 42,000
Plumbing Systems (H)		\$ 240,000
Plumbing Fixtures		\$ -
Heating Plant (H)		\$ -
Air Conditioning		\$ 400,000
HVAC Distribution (H)		\$ 2,100,000
HVAC Controls (H)		\$ -
Fire Safety Systems (H)		\$ -
Emerg. Lighting & Power (H)		\$ -
ADA Accessibility (H)		\$ -

KEY:

	Satisfactory
	Poor
	Unsatisfactory

Overall Building Rating  Unsatisfactory

	Cesar Chavez
Direct Construction Costs	\$ 3,912,724
Escalation (4% annual)	\$ 603,909
General Conditions (10%)	\$ 451,663
Contingency (10%)	\$ 496,830
Other Project Costs (12%)	\$ 655,815
Total	\$ 6,120,941

Gross Square Footage	78,000
Cost per SF	\$ 78






























Yonkers Public Schools
2020 Building Conditions Survey/Five Year Plan
Projects Summary

Cesar Chavez				
Bldg.	Project	Description	Year	Project Costs
0311	1	High Priority Ventilation Replace (4) interior air handling units	2022	\$1,758,941
0311	2	Interior Renovations Renovate to provide Science rooms per program; Replace select ceilings; Replace select rubber tread and nosing	2023	\$588,493
0311	3	Sitework Renovate entire playfield lawn, add organic matter; Evaluate & remedy water infiltration into basement. N side; Replace undersized fuel oil generator pumps; Resurface asphalt parking lot	2023	\$679,171
0311	4	Structural cracking of CMU Repair structural crack in CMU (4LF) directly outside of gym in corridor and VCT in nearby Office 324B (24 SF) - crack appears on joint line	2023	\$22,866
0311	5	Exterior Envelope Repair leaking gutters - line with EPDM; Repair failing soffit; Repair conc ramp	2024	\$136,344
0311	6	MEP Infrastructure Improvements Replace (2) exterior air handling units; Replace (3) chillers; Replace (8) water pumps; Provide additional convenience receptacles in each classroom; Provide additional pumps to Electrical Room to reduce flooding	2025	\$2,935,126
0311		Cesar Chavez		\$6,120,941




Yonkers Public Schools

2020 Building Conditions Survey/Five Year Plan

2020 Conditions Summary

Building Name	Cornell Academy	
SED Number	8340	
Category	Rating/Cost	
Site Utilities (H)		\$ 200,000
Site Drainage		\$ 750
Other Site Features		\$ 63,571
Structure & Fire Walls (S)		\$ -
Interior Environment (H)		\$ 1,986,500
Int. Doors & Hardware		\$ 208,000
Interior Stairs (S)		\$ 80,000
Elevators, Lifts (H)		\$ -
Interior Electrical (H)		\$ 170,000
Int. Lighting Fixtures		\$ 235,000
Comm. Systems (H)		\$ 100,000
Swimming Pool	-	\$ -
Interior Floors		\$ 604,750
Building Envelope (S)		\$ -
Exterior Doors		\$ 120,000
Ext. Stairs & Ramps (S)		\$ -
Fire Escapes (S)		\$ -
Windows		\$ 600,000
Roofs and Skylights		\$ 330,875
Plumbing Systems (H)		\$ 107,000
Plumbing Fixtures		\$ 294,000
Heating Plant (H)		\$ 855,000
Air Conditioning		\$ 65,000
HVAC Distribution (H)		\$ 1,240,000
HVAC Controls (H)		\$ 150,000
Fire Safety Systems (H)		\$ 50,000
Emerg. Lighting & Power (H)		\$ 30,000
ADA Accessibility (H)		\$ 432,000

KEY:

	Satisfactory
	Poor
	Unsatisfactory

Overall Building Rating  Unsatisfactory

Cornell Academy	
Direct Construction Costs	\$ 7,922,446
Escalation (4% annual)	\$ 1,016,025
General Conditions (10%)	\$ 893,847
Contingency (10%)	\$ 983,232
Other Project Costs (12%)	\$ 1,297,866
Total	\$ 12,113,416
Gross Square Footage	31,000
Cost per SF	\$ 391



Yonkers Public Schools
 2020 Building Conditions Survey/Five Year Plan
Projects Summary

Cornell Academy				
Bldg.	Project	Description	Year	Project Costs
8340	1	High Priority Repairs/Maintenance Provide energy recovery units with distribution ductwork and HW coils for classrooms; Provide new Boiler Room ventilation system; Replace 6 existing unit ventilators	2021	\$1,677,196
8340	2	Building Envelope Replace all roofing; Replace all windows; Replace all exterior doors and hdwr	2022	\$1,540,356
8340	3	MEP Infrastructure Improvements Replace existing HW boilers and appurtenances; Replace all 1993 light fixtures; Replace pneumatic controls with direct digital controls; Provide backflow preventers; Replace the existing Main Distribution Board; Retrofit all existing panelboards installed in 1967 with new; Provide new PA system	2023	\$3,210,419
8340	4	Interior Renovations Replace all interior doors (classroom, secondary, smoke, cross corridor); Replace classroom casework; Renovate to provide science classrooms per program; Abate and replace flooring; Replace ceiling; Renovate toilet rooms for ADA; Provide elevator serving all levels	2024	\$5,249,630
8340	5	Sitework Replace exterior underground fuel oil tank, duplex pump set and monitoring system; Replace CL fences; Replace conc sidewalks	2025	\$435,815
8340	Cornell Academy			\$12,113,416

Yonkers Public Schools

2020 Building Conditions Survey/Five Year Plan

2020 Conditions Summary

Building Name	Cornell Gym	
SED Number	8341	
Category	Rating	Cost
Site Utilities (H)	●	\$ 75,000
Site Drainage	●	\$ -
Other Site Features	●	\$ -
Structure & Fire Walls (S)	●	\$ -
Interior Environment (H)	●	\$ 194,720
Int. Doors & Hardware	●	\$ 52,000
Interior Stairs (S)	●	\$ 54,000
Elevators, Lifts (H)	●	\$ -
Interior Electrical (H)	●	\$ 250,000
Int. Lighting Fixtures	●	\$ 93,000
Comm. Systems (H)	●	\$ 80,000
Swimming Pool	-	\$ -
Interior Floors	●	\$ 266,000
Building Envelope (S)	●	\$ 190,000
Exterior Doors	●	\$ 40,000
Ext. Stairs & Ramps (S)	●	\$ -
Fire Escapes (S)	●	\$ -
Windows	●	\$ 100,000
Roofs and Skylights	●	\$ 82,900
Plumbing Systems (H)	●	\$ 55,000
Plumbing Fixtures	●	\$ 300,000
Heating Plant (H)	●	\$ 865,000
Air Conditioning	●	\$ -
HVAC Distribution (H)	●	\$ 1,250,000
HVAC Controls (H)	●	\$ -
Fire Safety Systems (H)	●	\$ 40,000
Emerg. Lighting & Power (H)	●	\$ 12,000
ADA Accessibility (H)	●	\$ 10,000

KEY:

●	Satisfactory
●	Poor
●	Unsatisfactory

Overall Building Rating ● Unsatisfactory

Cornell Gym	
Direct Construction Costs	\$ 4,009,620
Escalation (4% annual)	\$ 515,627
General Conditions (10%)	\$ 452,525
Contingency (10%)	\$ 497,777
Other Project Costs (12%)	\$ 657,066
Total	\$ 6,132,615

Gross Square Footage	5,000
Cost per SF	\$ 1,227






























Yonkers Public Schools
 2020 Building Conditions Survey/Five Year Plan
Projects Summary

Cornell Gym				
Bldg.	Project	Description	Year	Project Costs
8341	1	Building Envelope Repair / repoint masonry chimneys; Replace roofing; Replace windows (repair / seal if significant)	2022	\$605,222
8341	2	MEP Infrastructure Improvements Replace Boiler Plant 1 and Boiler Plant 2; Replace steam piping or convert to HW; Replace Gym air handlers; Provide new security system; Retrofit all panelboards; Upgrade older lighting; Relocate and upgrade main distribution electrical equipment	2023	\$4,489,404
8341	3	Interior Renovations Provide new wood gym floor; Replace wood floors at stage; Replace interior doors; Replace ACT ceilings; Rebuild stair landing to loft; Renovate toilet rooms	2024	\$914,327
8341	4	Sitework Provide exterior underground fuel oil tank and monitoring system	2025	\$123,661
8341		Cornell Gym		\$6,132,615




Yonkers Public Schools

2020 Building Conditions Survey/Five Year Plan

2020 Conditions Summary

Building Name	PS 16 Annex	
SED Number	8342	
Category	Rating/Cost	
Site Utilities (H)		\$ 260,000
Site Drainage		\$ -
Other Site Features		\$ 128,369
Structure & Fire Walls (S)		\$ -
Interior Environment (H)		\$ 89,210
Int. Doors & Hardware		\$ 140,000
Interior Stairs (S)		\$ 40,000
Elevators, Lifts (H)		\$ -
Interior Electrical (H)		\$ 208,000
Int. Lighting Fixtures		\$ 155,000
Comm. Systems (H)		\$ 32,000
Swimming Pool	-	\$ -
Interior Floors		\$ -
Building Envelope (S)		\$ 5,000
Exterior Doors		\$ 52,000
Ext. Stairs & Ramps (S)		\$ 106,450
Fire Escapes (S)		\$ -
Windows		\$ 540,400
Roofs and Skylights		\$ 512,500
Plumbing Systems (H)		\$ 117,500
Plumbing Fixtures		\$ 7,000
Heating Plant (H)		\$ 10,000
Air Conditioning		\$ 20,000
HVAC Distribution (H)		\$ 560,000
HVAC Controls (H)		\$ 200,000
Fire Safety Systems (H)		\$ 75,000
Emerg. Lighting & Power (H)		\$ 20,000
ADA Accessibility (H)		\$ 290,000

KEY:

	Satisfactory
	Poor
	Unsatisfactory

Overall Building Rating  Unsatisfactory

	PS 16 Annex
Direct Construction Costs	\$ 3,568,429
Escalation (4% annual)	\$ 475,181
General Conditions (10%)	\$ 404,361
Contingency (10%)	\$ 444,797
Other Project Costs (12%)	\$ 587,132
Total	\$ 5,479,901

Gross Square Footage 19,000
 Cost per SF \$ 288



Yonkers Public Schools
 2020 Building Conditions Survey/Five Year Plan
Projects Summary

PS 16 Annex				
Bldg.	Project	Description	Year	Project Costs
8342	1	MEP Infrastructure Improvements Provide code compliant ventilation in all classrooms, corridors, and offices using ducted energy recovery units on roof; Replace pneumatic controls with new DDC controls; Replace light fixtures installed 1990's; Provide backflow preventer on main water service and boiler make-up service; Provide new PA rack and speakers throughout; Provide new Fire Alarm system initiating devices, notification devices and annunciator	2022	\$2,058,694
8342	2	Interior Renovations Provide elevator to all levels; Renovate toilet rooms for ADA; Provide ADA lift at stage; Replace select classroom ceilings; Replace all doors (classroom, secondary, smoke)	2023	\$852,468
8342	3	Building Envelope Replace all windows; Replace all roofing; Replace conc stairs; Replace exterior doors	2024	\$1,928,392
8342	4	Sitework Replace fuel oil tank; Replace conc walkways; Resurface asphalt parking; Replace wood tie wall and wood fences	2025	\$640,346
8342	PS 16 Annex			\$5,479,901

Yonkers Public Schools

2020 Building Conditions Survey/Five Year Plan

2020 Conditions Summary

Building Name	Modular (@PS8)
SED Number	0312
Category	Rating/Cost
Site Utilities (H)	● \$ -
Site Drainage	● \$ -
Other Site Features	● \$ -
Structure & Fire Walls (S)	● \$ -
Interior Environment (H)	● \$ 3,240
Int. Doors & Hardware	● \$ 2,200
Interior Stairs (S)	● \$ -
Elevators, Lifts (H)	● \$ -
Interior Electrical (H)	● \$ -
Int. Lighting Fixtures	● \$ -
Comm. Systems (H)	● \$ -
Swimming Pool	- \$ -
Interior Floors	● \$ 20,100
Building Envelope (S)	● \$ -
Exterior Doors	● \$ -
Ext. Stairs & Ramps (S)	● \$ -
Fire Escapes (S)	● \$ -
Windows	● \$ -
Roofs and Skylights	● \$ 75,000
Plumbing Systems (H)	● \$ -
Plumbing Fixtures	● \$ -
Heating Plant (H)	● \$ -
Air Conditioning	● \$ -
HVAC Distribution (H)	● \$ -
HVAC Controls (H)	● \$ -
Fire Safety Systems (H)	● \$ -
Emerg. Lighting & Power (H)	● \$ -
ADA Accessibility (H)	● \$ -

KEY:

●	Satisfactory
●	Poor
●	Unsatisfactory

Overall Building Rating ● Unsatisfactory

	Modular (@PS8)
Direct Construction Costs	\$ 100,540
Escalation (4% annual)	\$ 21,782
General Conditions (10%)	\$ 12,232
Contingency (10%)	\$ 13,455
Other Project Costs (12%)	\$ 17,761
Total	\$ 165,771

Gross Square Footage 2,230
 Cost per SF \$ 74

Yonkers Public Schools

2020 Building Conditions Survey/Five Year Plan

2020 Conditions Summary

Building Name	Modular (@PS14)
SED Number	0314
Category	Rating/Cost
Site Utilities (H)	● \$ -
Site Drainage	● \$ -
Other Site Features	● \$ -
Structure & Fire Walls (S)	● \$ -
Interior Environment (H)	● \$ -
Int. Doors & Hardware	● \$ 1,200
Interior Stairs (S)	● \$ -
Elevators, Lifts (H)	● \$ -
Interior Electrical (H)	● \$ -
Int. Lighting Fixtures	● \$ -
Comm. Systems (H)	● \$ -
Swimming Pool	- \$ -
Interior Floors	● \$ -
Building Envelope (S)	● \$ -
Exterior Doors	● \$ -
Ext. Stairs & Ramps (S)	● \$ -
Fire Escapes (S)	● \$ -
Windows	● \$ 14,000
Roofs and Skylights	● \$ -
Plumbing Systems (H)	● \$ -
Plumbing Fixtures	● \$ -
Heating Plant (H)	● \$ -
Air Conditioning	● \$ -
HVAC Distribution (H)	● \$ -
HVAC Controls (H)	● \$ -
Fire Safety Systems (H)	● \$ -
Emerg. Lighting & Power (H)	● \$ -
ADA Accessibility (H)	● \$ -

KEY:

●	Satisfactory
●	Poor
●	Unsatisfactory

Overall Building Rating ● Satisfactory

	Modular (@PS14)
Direct Construction Costs	\$ 15,200
Escalation (4% annual)	\$ 1,240
General Conditions (10%)	\$ 1,644
Contingency (10%)	\$ 1,808
Other Project Costs (12%)	\$ 2,387
Total	\$ 22,280
Gross Square Footage	5,026
Cost per SF	\$ 4

Yonkers Public Schools

2020 Building Conditions Survey/Five Year Plan

2020 Conditions Summary

Building Name	Modular (@PS17)
SED Number	0315
Category	Rating/Cost
Site Utilities (H)	● \$ -
Site Drainage	● \$ -
Other Site Features	● \$ -
Structure & Fire Walls (S)	● \$ -
Interior Environment (H)	● \$ -
Int. Doors & Hardware	● \$ 4,752
Interior Stairs (S)	● \$ -
Elevators, Lifts (H)	● \$ -
Interior Electrical (H)	● \$ -
Int. Lighting Fixtures	● \$ -
Comm. Systems (H)	● \$ -
Swimming Pool	- \$ -
Interior Floors	● \$ -
Building Envelope (S)	● \$ -
Exterior Doors	● \$ 2,352
Ext. Stairs & Ramps (S)	● \$ -
Fire Escapes (S)	● \$ -
Windows	● \$ -
Roofs and Skylights	● \$ -
Plumbing Systems (H)	● \$ -
Plumbing Fixtures	● \$ -
Heating Plant (H)	● \$ -
Air Conditioning	● \$ 25,000
HVAC Distribution (H)	● \$ -
HVAC Controls (H)	● \$ -
Fire Safety Systems (H)	● \$ -
Emerg. Lighting & Power (H)	● \$ -
ADA Accessibility (H)	● \$ -

KEY:

●	Satisfactory
●	Poor
●	Unsatisfactory

Overall Building Rating ● Satisfactory

	Modular (@PS17)
Direct Construction Costs	\$ 32,104
Escalation (4% annual)	\$ 4,009
General Conditions (10%)	\$ 3,611
Contingency (10%)	\$ 3,972
Other Project Costs (12%)	\$ 5,244
Total	\$ 48,940
Gross Square Footage	5,026
Cost per SF	\$ 10

Yonkers Public Schools

2020 Building Conditions Survey/Five Year Plan

2020 Conditions Summary

Building Name	Modular (@PS22)
SED Number	0317
Category	Rating/Cost
Site Utilities (H)	● \$ -
Site Drainage	● \$ -
Other Site Features	● \$ -
Structure & Fire Walls (S)	● \$ -
Interior Environment (H)	● \$ 3,360
Int. Doors & Hardware	● \$ -
Interior Stairs (S)	● \$ -
Elevators, Lifts (H)	● \$ -
Interior Electrical (H)	● \$ -
Int. Lighting Fixtures	● \$ -
Comm. Systems (H)	● \$ -
Swimming Pool	- \$ -
Interior Floors	● \$ 36,500
Building Envelope (S)	● \$ -
Exterior Doors	● \$ -
Ext. Stairs & Ramps (S)	● \$ 1,680
Fire Escapes (S)	● \$ -
Windows	● \$ -
Roofs and Skylights	● \$ 33,000
Plumbing Systems (H)	● \$ -
Plumbing Fixtures	● \$ -
Heating Plant (H)	● \$ -
Air Conditioning	● \$ 25,000
HVAC Distribution (H)	● \$ -
HVAC Controls (H)	● \$ -
Fire Safety Systems (H)	● \$ -
Emerg. Lighting & Power (H)	● \$ -
ADA Accessibility (H)	● \$ -

KEY:

●	Satisfactory
●	Poor
●	Unsatisfactory

Overall Building Rating ● Satisfactory

	Modular (@PS22)
Direct Construction Costs	\$ 99,540
Escalation (4% annual)	\$ 12,429
General Conditions (10%)	\$ 11,197
Contingency (10%)	\$ 12,317
Other Project Costs (12%)	\$ 16,258
Total	\$ 151,740
Gross Square Footage	4,089
Cost per SF	\$ 37

Yonkers Public Schools

2020 Building Conditions Survey/Five Year Plan

2020 Conditions Summary

Building Name	Modular (@PS24)
SED Number	0318
Category	Rating/Cost
Site Utilities (H)	● \$ -
Site Drainage	● \$ -
Other Site Features	● \$ -
Structure & Fire Walls (S)	● \$ -
Interior Environment (H)	● \$ 1,000
Int. Doors & Hardware	● \$ 1,392
Interior Stairs (S)	● \$ -
Elevators, Lifts (H)	● \$ -
Interior Electrical (H)	● \$ -
Int. Lighting Fixtures	● \$ -
Comm. Systems (H)	● \$ -
Swimming Pool	- \$ -
Interior Floors	● \$ 1,500
Building Envelope (S)	● \$ -
Exterior Doors	● \$ -
Ext. Stairs & Ramps (S)	● \$ -
Fire Escapes (S)	● \$ -
Windows	● \$ 7,000
Roofs and Skylights	● \$ 100,000
Plumbing Systems (H)	● \$ -
Plumbing Fixtures	● \$ -
Heating Plant (H)	● \$ -
Air Conditioning	● \$ -
HVAC Distribution (H)	● \$ -
HVAC Controls (H)	● \$ -
Fire Safety Systems (H)	● \$ -
Emerg. Lighting & Power (H)	● \$ -
ADA Accessibility (H)	● \$ -

KEY:

●	Satisfactory
●	Poor
●	Unsatisfactory

Overall Building Rating ● Unsatisfactory

	Modular (@PS24)
Direct Construction Costs	\$ 110,892
Escalation (4% annual)	\$ 24,025
General Conditions (10%)	\$ 13,492
Contingency (10%)	\$ 14,841
Other Project Costs (12%)	\$ 19,590
Total	\$ 182,840
Gross Square Footage	5,026
Cost per SF	\$ 36

Yonkers Public Schools

2020 Building Conditions Survey/Five Year Plan

2020 Conditions Summary

Building Name	Modular (@PS30)
SED Number	0320
Category	Rating/Cost
Site Utilities (H)	● \$ -
Site Drainage	● \$ -
Other Site Features	● \$ -
Structure & Fire Walls (S)	● \$ -
Interior Environment (H)	● \$ -
Int. Doors & Hardware	● \$ 3,088
Interior Stairs (S)	● \$ -
Elevators, Lifts (H)	● \$ -
Interior Electrical (H)	● \$ -
Int. Lighting Fixtures	● \$ -
Comm. Systems (H)	● \$ -
Swimming Pool	- \$ -
Interior Floors	● \$ 20,100
Building Envelope (S)	● \$ -
Exterior Doors	● \$ -
Ext. Stairs & Ramps (S)	● \$ -
Fire Escapes (S)	● \$ -
Windows	● \$ -
Roofs and Skylights	● \$ -
Plumbing Systems (H)	● \$ -
Plumbing Fixtures	● \$ -
Heating Plant (H)	● \$ -
Air Conditioning	● \$ -
HVAC Distribution (H)	● \$ -
HVAC Controls (H)	● \$ -
Fire Safety Systems (H)	● \$ -
Emerg. Lighting & Power (H)	● \$ -
ADA Accessibility (H)	● \$ -

KEY:

●	Satisfactory
●	Poor
●	Unsatisfactory

Overall Building Rating ● Satisfactory

	Modular (@PS30)
Direct Construction Costs	\$ 23,188
Escalation (4% annual)	\$ 3,939
General Conditions (10%)	\$ 2,713
Contingency (10%)	\$ 2,984
Other Project Costs (12%)	\$ 3,939
Total	\$ 36,762
Gross Square Footage	2,230
Cost per SF	\$ 16

Yonkers Public Schools

2020 Building Conditions Survey/Five Year Plan

2020 Conditions Summary

Building Name	Modular (@MLK Jr)	
SED Number	0322	
Category	Rating/Cost	
Site Utilities (H)		\$ -
Site Drainage		\$ -
Other Site Features		\$ -
Structure & Fire Walls (S)		\$ -
Interior Environment (H)		\$ 1,600
Int. Doors & Hardware		\$ -
Interior Stairs (S)		\$ -
Elevators, Lifts (H)		\$ -
Interior Electrical (H)		\$ -
Int. Lighting Fixtures		\$ -
Comm. Systems (H)		\$ -
Swimming Pool	-	\$ -
Interior Floors		\$ 5,600
Building Envelope (S)		\$ -
Exterior Doors		\$ 5,000
Ext. Stairs & Ramps (S)		\$ 21,020
Fire Escapes (S)		\$ -
Windows		\$ 7,000
Roofs and Skylights		\$ -
Plumbing Systems (H)		\$ -
Plumbing Fixtures		\$ -
Heating Plant (H)		\$ -
Air Conditioning		\$ -
HVAC Distribution (H)		\$ -
HVAC Controls (H)		\$ -
Fire Safety Systems (H)		\$ -
Emerg. Lighting & Power (H)		\$ -
ADA Accessibility (H)		\$ -

KEY:

	Satisfactory
	Poor
	Unsatisfactory

Overall Building Rating Satisfactory

Modular (@MLK Jr)	
Direct Construction Costs	\$ 40,220
Escalation (4% annual)	\$ 8,714
General Conditions (10%)	\$ 4,893
Contingency (10%)	\$ 5,383
Other Project Costs (12%)	\$ 7,105
Total	\$ 66,315
Gross Square Footage	5,026
Cost per SF	\$ 13

Yonkers Public Schools

2020 Building Conditions Survey/Five Year Plan

2020 Conditions Summary

Building Name	Modular (@PS28)
SED Number	0336
Category	Rating/Cost
Site Utilities (H)	● \$ -
Site Drainage	● \$ -
Other Site Features	● \$ -
Structure & Fire Walls (S)	● \$ -
Interior Environment (H)	● \$ -
Int. Doors & Hardware	● \$ -
Interior Stairs (S)	● \$ -
Elevators, Lifts (H)	● \$ -
Interior Electrical (H)	● \$ -
Int. Lighting Fixtures	● \$ -
Comm. Systems (H)	● \$ -
Swimming Pool	- \$ -
Interior Floors	● \$ -
Building Envelope (S)	● \$ 72,002
Exterior Doors	● \$ -
Ext. Stairs & Ramps (S)	● \$ -
Fire Escapes (S)	● \$ -
Windows	● \$ -
Roofs and Skylights	● \$ -
Plumbing Systems (H)	● \$ -
Plumbing Fixtures	● \$ -
Heating Plant (H)	● \$ -
Air Conditioning	● \$ -
HVAC Distribution (H)	● \$ -
HVAC Controls (H)	● \$ -
Fire Safety Systems (H)	● \$ -
Emerg. Lighting & Power (H)	● \$ -
ADA Accessibility (H)	● \$ -

KEY:

●	Satisfactory
●	Poor
●	Unsatisfactory

Overall Building Rating ● Satisfactory

	Modular (@PS28)
Direct Construction Costs	\$ 72,002
Escalation (4% annual)	\$ 2,880
General Conditions (10%)	\$ 7,488
Contingency (10%)	\$ 8,237
Other Project Costs (12%)	\$ 10,873
Total	\$ 101,481
Gross Square Footage	2,230
Cost per SF	\$ 46