




**YONKERS**  
PUBLIC SCHOOLS

*Innovation • Inspiration • Excellence for All*

**DATE:** October 5, 2018

**TO:** Rev. Steve Lopez, President  
and Members of the Board of Education

**FROM:** Dr. Edwin M. Quezada 

**RE:** Request for Emergency Declaration  
School 15 Roof Failure

One Larkin Center  
Yonkers, New York 10701  
Tel. 914 376-8100  
Fax 914 376-8584  
equezada@yonkerspublicschools.org

**Dr. Edwin M. Quezada**  
Superintendent of Schools

I have approved the attached Request for Emergency Declaration from Executive Director John Carr. On or about September 14, 2018, Mr. Carr's office was presented with photographs of water damage and possible mold growth on the top floor of the school by the school principal. The area was inspected and cleaned by Custodial staff and Maintenance staff were dispatched the next day to repair the roof but evidently could not locate the leak. In response to another complaint the site was re-examined on September 20 and it was decided that sampling and testing of the area was the best course of action. The results of the sampling and testing done on September 21 were presented to this department by Adelaide Environmental Health Associates on September 24. Based on these results and the recommendation of Adelaide the school was evacuated and remained closed on September 25 and 26 while alternate teaching sites and building cleanup could be secured.

It was determined by the Department, in concurrence with Watsky Associates (District's roofing engineers) that the only way to stop the leaking and prevent renewal mold growth was to replace, in full, the existing flat roof areas and parapet treatments. The roof is being installed by Milcon Construction Corp. The SED permits and design will be by Fuller and D'Angelo Architects under current District contract, using Watsky Associates as their roofing subconsultant.

The building demolition, clean-up, HVAC, plumbing and interior restoration is being done by NSC Abatement Services, Inc., monitored by Adelaide who is also conducting all sampling and testing under current District contract.

The emergency is to provide funding for all of the above work which is estimated to be \$3.2 million. NSC work is estimated at \$1.2 million. Roof work by Milcon is anticipated to be \$1.4 million. Ancillary costs, environmental monitoring design and miscellaneous expense anticipated to be roughly \$0.6 million. Total cost of the work for this emergency declaration is estimated to be \$3.2 million.

Thank you for your cooperation and consideration of this request.

EMQ:br

Att.

C: Dr. Andrea Coddett, Dr. Corey Reynolds, Dr. Fenix Arias, Mr. John Carr, Mr. John Liszewski,  
Mr. Tom Collich, Mr. Lee Pavone, Ms. Connie DiMaggio



**YONKERS**  
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[jcarr@yonkerspublicschools.org](mailto:jcarr@yonkerspublicschools.org)

**MEMORANDUM**

**DATE:** October 5, 2018

**TO:** Edwin M. Quezada

**FROM:** John P. Carr

**RE:** **REQUEST FOR EMERGENCY DECLARATION**  
**School 15 Roof Failure**

**Dr. Edwin M. Quezada**  
Superintendent of Schools

**Dr. Andrea Coddett**  
Deputy Superintendent of Schools

**John P. Carr, P.E.**  
Executive Director  
School Facilities Management

On or about September 14, 2018 this office was presented with photographs of water damage and possible mold growth on the top floor of the school by the school principal. The area was inspected and cleaned by Custodial staff and Maintenance staff were dispatched the next day to repair the roof but evidently could not locate the leak. In response to another complaint the site was re-examined on September 20 and it was decided that sampling and testing of the area was a best course of action. The results of the sampling and testing done on September 21 were presented to this department by Adelaide Environmental Health Associates, (Adelaide) on September 24. Based on these results and the recommendation of Adelaide the school was evacuated and remained closed on September 25 and 26 while alternate teaching sites and building cleanup could be secured.

The unusually heavy rains on September 25 emphasized the deteriorated and unsalvageable condition of the 20 year old roof which is the principal but not sole source of water in the building. It was determined by the Department, in concurrence with Watsky Associates (District's roofing engineers) that the only way to stop the leaking and prevent renewed mold growth was to replace, in full, the existing flat roof areas and parapet treatments. A partial mitigating measure is not available due principally to the pending onset of cold weather which would create conditions inside the building that could cause renewed mold growth. The roof is being installed by Milcon Construction Corp. The SED permits and design will be by Fuller and D'Angelo Architects under current District contract, using Watsky Associates as their roofing subconsultant.

Restoration activities were commenced by NSC Abatement Services on September 24 and include but are were not limited to the removal of finished interior surfaces (mostly ceiling tiles & sheetrock) that are damp and/or present water stains, inspection of the areas behind these surfaces, removal of any suspect materials and thorough cleaning of materials to remain in place. All HVAC and plumbing fittings and equipment is checked, cleaned and upgraded with new



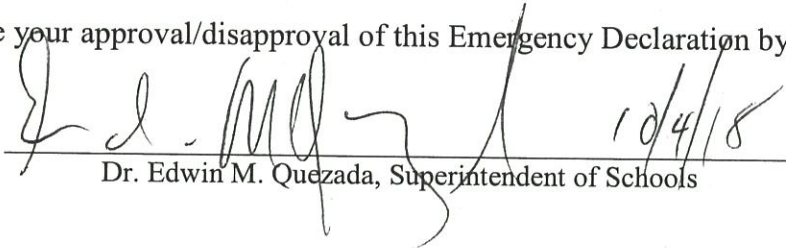
parts as required to eliminate leaks and condensation. The building is dried and the air cleaned via hepa-filters and de-humidifiers. The building demolition, clean-up, HVAC, plumbing and interior restoration is being done by NSC Abatement Services, Inc., monitored by Adelaide who is also conducting all sampling and testing under current District contract.

The emergency is to provide funding for all of the above work which is estimated to be \$3.2 million. NSC work is estimated at \$1.2 million. Roof work by Milcon is anticipated to be \$1.4 million. Ancillary costs environmental monitoring, design and miscellaneous expense anticipated to be roughly \$0.6 million.

Total cost of work for this emergency declaration is estimated to be \$3.2 million.

Please indicate your approval/disapproval of this Emergency Declaration by signing below:

APPROVED:

 10/4/18  
\_\_\_\_\_

Dr. Edwin M. Quezada, Superintendent of Schools

DENIED:

\_\_\_\_\_

Dr. Edwin M. Quezada, Superintendent of Schools

JPC/jc

cc: Dr. A. Coddett, J. Liszewski, T. Collich, L. Pavone, C. Dimaggio,